



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: November 5, 2020

Record No.: 2018-009487DRP
Project Address: 811 Valencia Street
Permit Applications: 2018.1115.6034
Zoning: Valencia -NCT [Neighborhood Commercial Transit]
55-X Height and Bulk District
Block/Lot: 3596 / 099
Project Sponsor: Reza Khoshnevisan
1256 Howard Street
San Francisco, CA 94103
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The proposed project would demolish an existing one-story commercial building on the approximately 2,000-square-foot site and construct a six-story mixed use building, of approximately 55 feet in height and 7,400 gross square feet in area, containing 18 Single Room Occupancy (SRO) units and 370 square feet of ground floor commercial space. The project includes 18 Class 1 bicycle parking spaces in two ground floor storage rooms and one Class 2 bicycle parking space on the Valencia Street sidewalk, and a 600-square foot rear yard.

Site Description and Present Use

The site is a 25' wide x 80'-0" deep lot containing an existing 1-story, commercial building. The existing building is a Category 'C' - no historic resource present - built in 1959.

Surrounding Properties and Neighborhood

The buildings on this block of Valencia Street are typically 2-story buildings with near full lot coverage and a similar pattern of near full lot coverage of the buildings fronting Lexington leaving an extremely minimal mid-block open space. The existing adjacent 3-story building to the north (DR requestor) is a corner lot with near full lot coverage that has exposure on three sides.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 22, 2020– August 21, 2020	8.21 2020	11.5. 2020	98 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 16, 2020	October 16, 2020	20 days
Mailed Notice	20 days	October 16, 2020	October 16, 2020	20 days
Online Notice	20 days	October 16, 2020	October 16, 2020	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

DR Requestor

Colbert Dare, owner of the adjacent property 805 Valencia to the north of the proposed project.

DR Requestor’s Concerns and Proposed Alternatives

Is concerned that the proposed project will block the light to lightwell and impact the health of tenants.

Proposed alternatives:

Widen the light well from 3' x 8' to 5' x 14'.

See attached *Discretionary Review Application*, dated August 21, 2020.

Project Sponsor's Response to DR Application

The proposal is for code-complying building which matches the adjacent buildings lightwell with a 3' x 8' lightwell. The project sponsor has offered in good faith to minimize the height of the elevator penthouse and to expand the lightwell to 4'-9" x 14' but was not acceptable to the DR requestor.

See attached Response to Discretionary Review, dated October 28, 2020

Department Review

The Planning Department's review of this proposal confirmed support for this Code-complying project. The proposed project reciprocates with the adjacent building's lightwell with a lightwell in a manner consistent with the Department's guidelines. It is worth noting that in cases where the dimensions of a light well are such to that they are generally considered to be self-sustaining – designed large enough to provide light regardless of adjacent conditions - that no matching is required. The DR requestor's light well is such an example.

Recommendation: Do Not Take DR and Approve

Attachments:

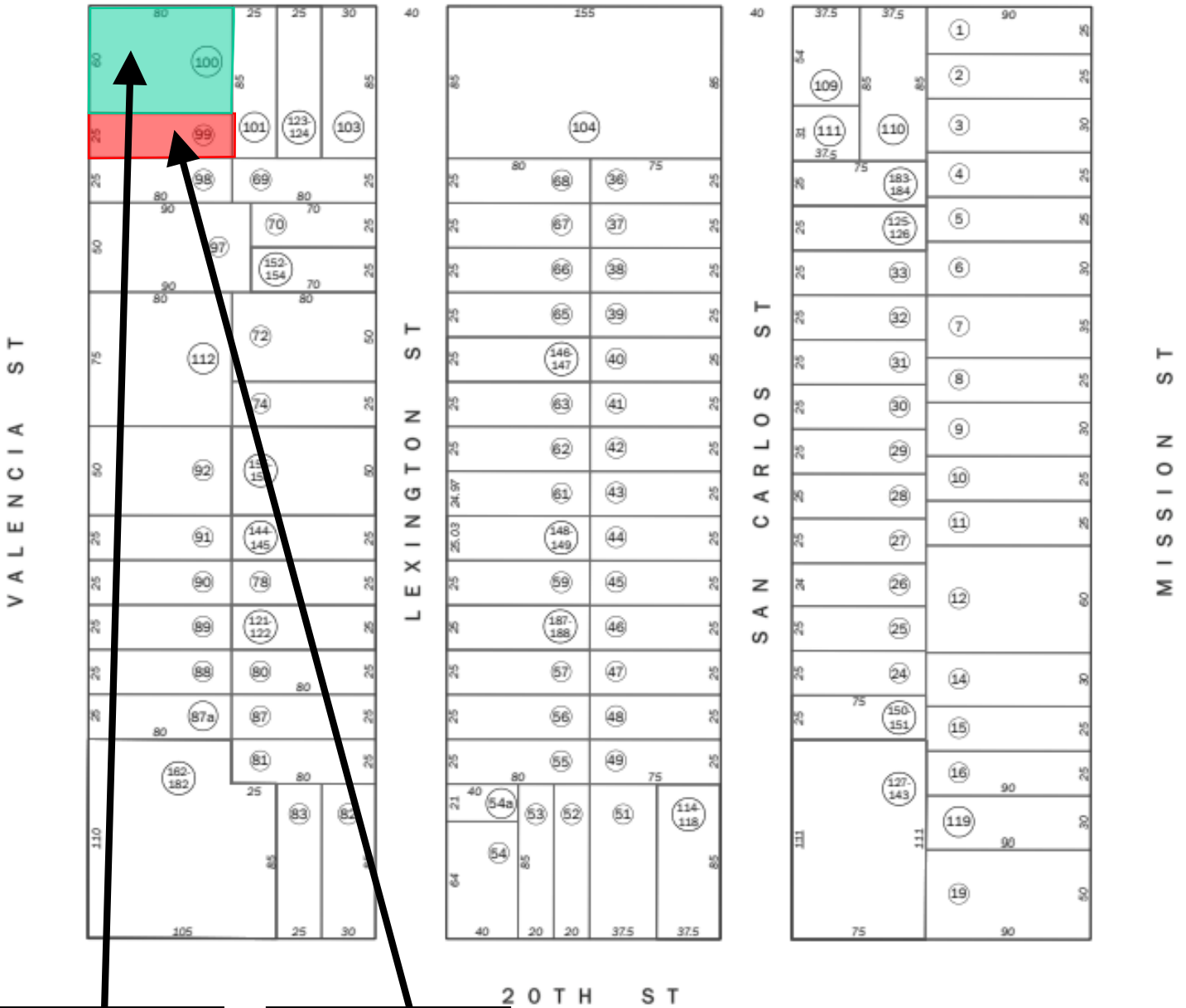
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, dated October 28, 2020
311 plans

Exhibits

Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Parcel Map

19TH ST



**DR REQUESTOR'S
PROPERTY**

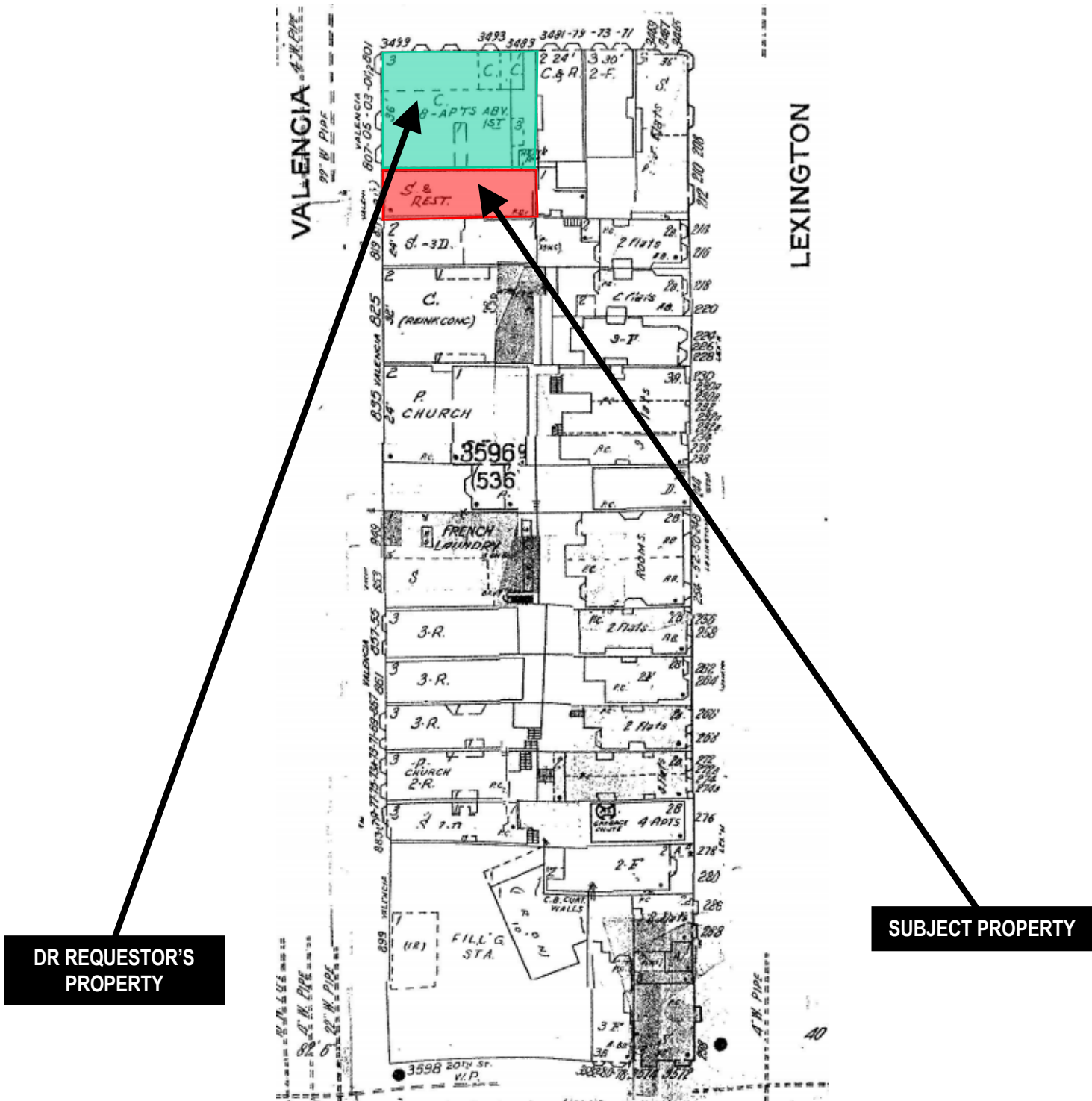
SUBJECT PROPERTY

20TH ST



Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Sanborn Map*

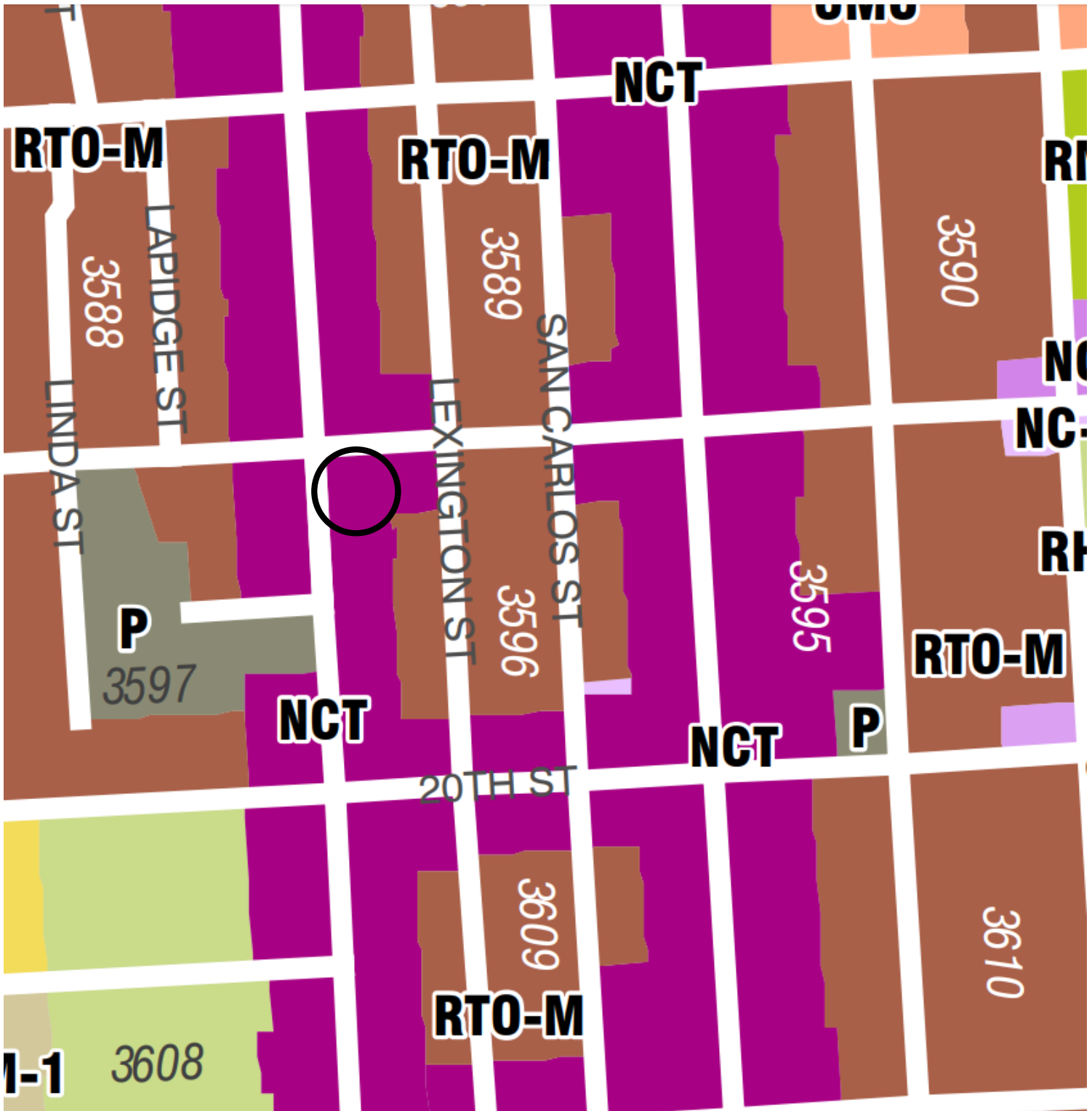


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



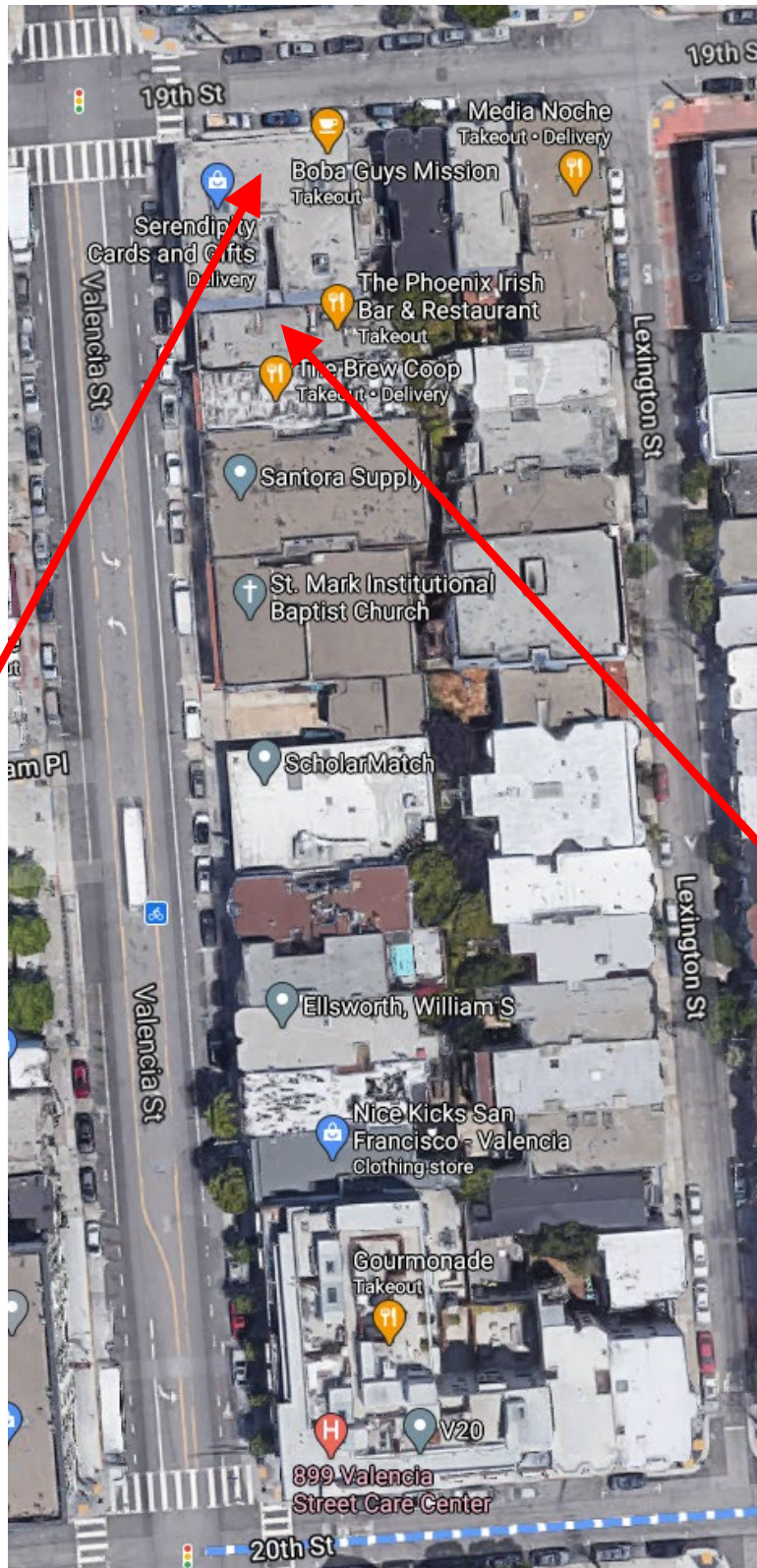
Discretionary Review Hearing
 Case Number 2018-009487DRP
 811 Valencia Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Aerial Photo



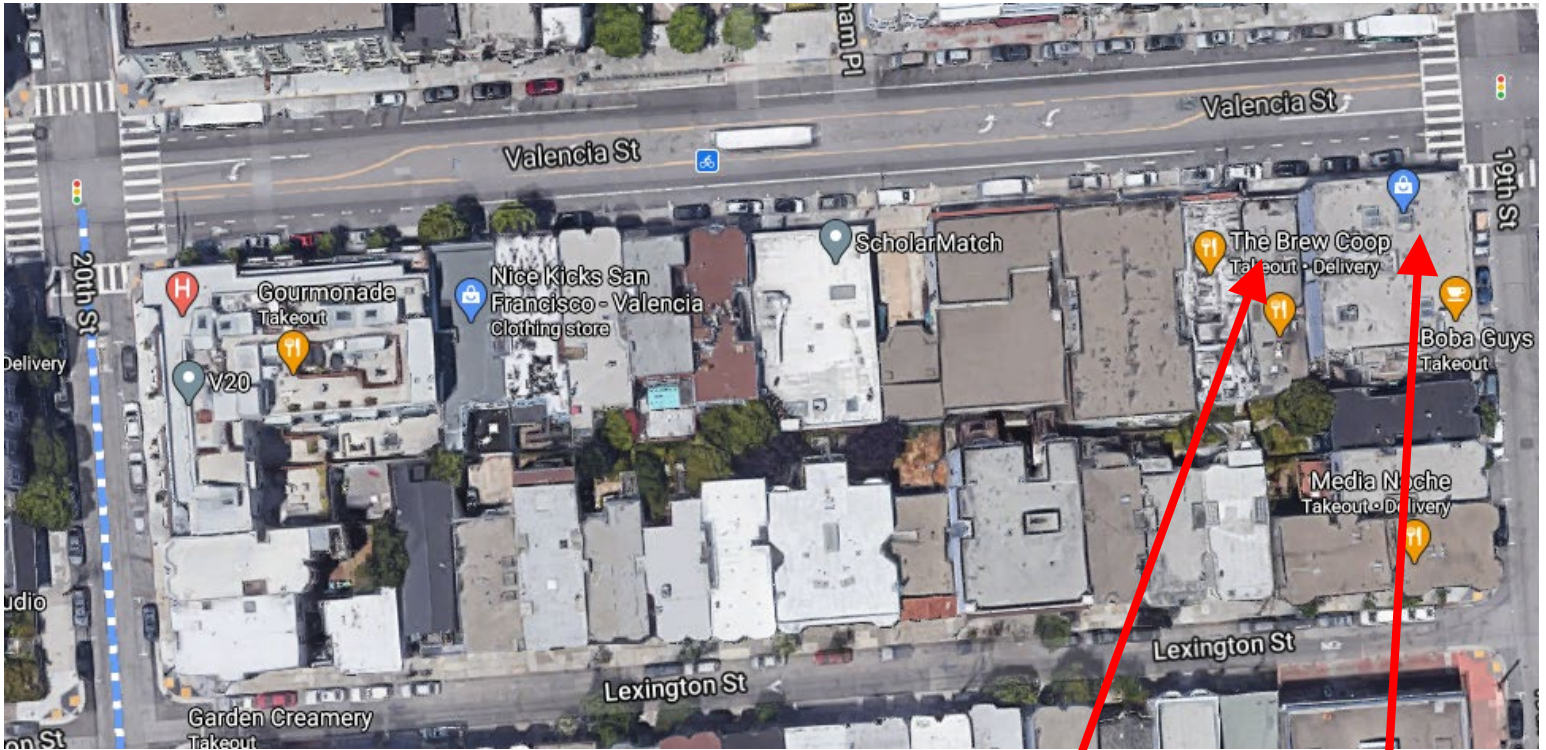
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Aerial Photo



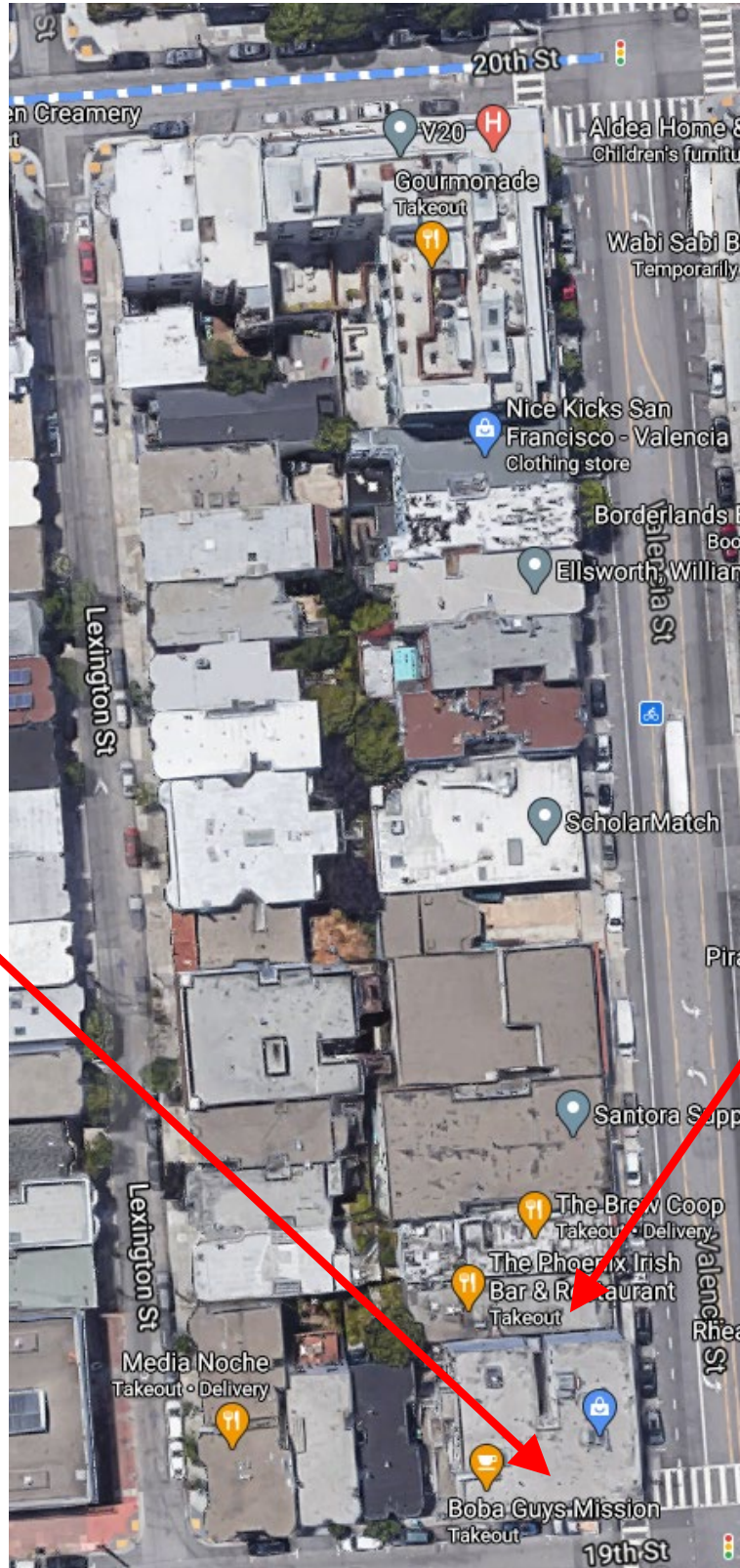
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Aerial Photo



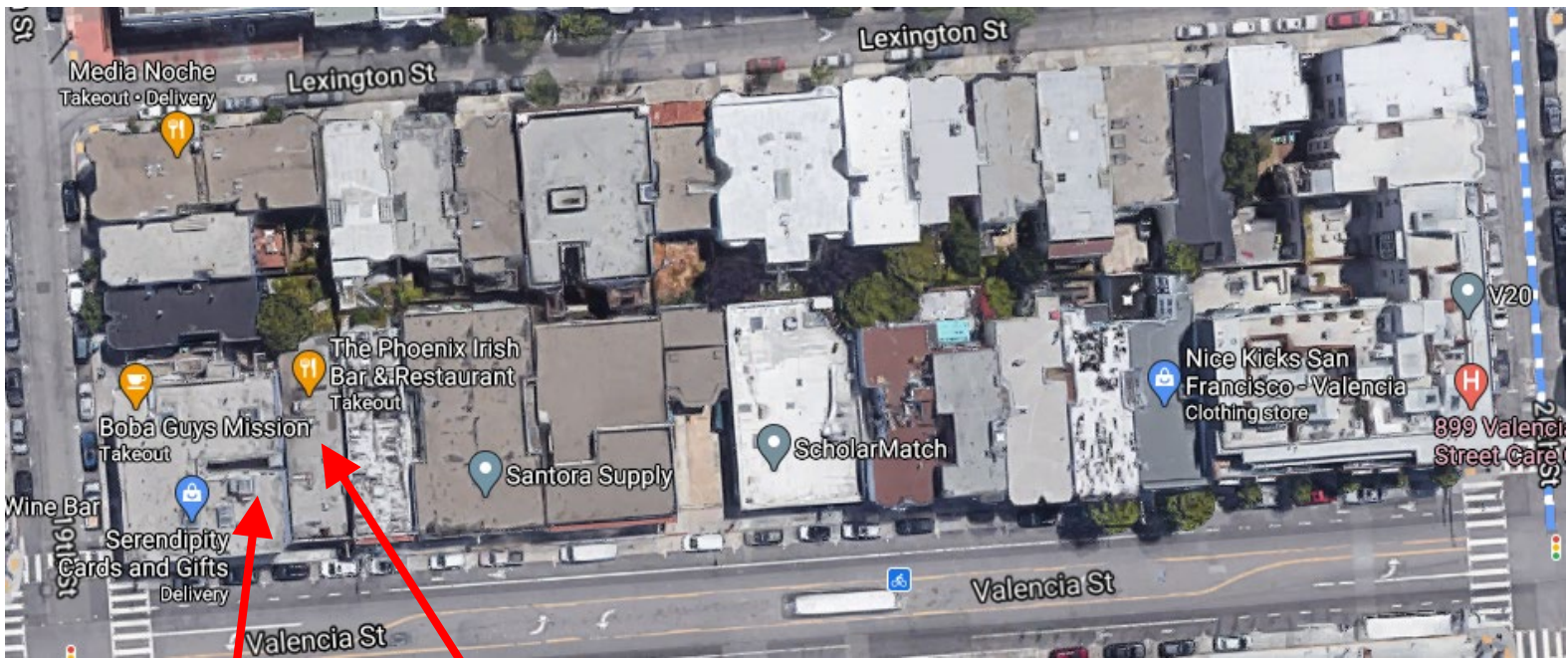
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-009487DRP
811 Valencia Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **Novemebr 15, 2018**, Building Permit Application No. **201811156034** was filed for work at the Project Address below.

Notice Date: July 22, 2020

Expiration Date: August 21, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	811 Valencia Street	Applicant:	Reza Khoshnevisan
Cross Street(s):	19th and 20th Streets	Address:	1256 Howard Street
Block/Lot No.:	3596/099	City, State:	San Francisco, CA 94103
Zoning District(s):	Valencia St NCT / 55-X	Telephone:	415-741-1292
Record Number:	2018-009487PRJ	Email:	reza@siaconsult.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Restaurant/Bar	Residential / Retail
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	80 feet	60 feet
Rear Yard	0 feet	25 feet
Building Height	18 feet	55 feet
Number of Stories	1	6
Number of Dwelling Units	0	18
Number of Parking Spaces	0	0 automotive parking spaces, 19 bicycle parking

PROJECT DESCRIPTION
<p>The project includes demolition of the existing single-story commercial building and new construction of a six-story, 55-ft tall, mixed-use residential building (approximately 7,454 square feet (sq. ft.)) with 18 single-room occupancy (SRO) dwelling units, approximately 540 square feet of Retail Sales and Service use, 19 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces. The project is scheduled for hearing by the Planning Commission under Planning Code Section 295 for review of shadow cast on Mission Playground, which is a property under the jurisdiction of the Recreation and Parks Commission. Separate notice of this public hearing has occurred.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Kimberly Durandet, 415-575-6816, Kimberly.durandet@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
811 VALENCIA ST		3596099
Case No.		Permit No.
2018-009487ENV		201811156033
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project ("Project") would demolish an existing one-story commercial building on the approximately 2,000-square-foot site and construct a six-story mixed use building, of approximately 55 feet in height and 7,400 gross square feet in area, containing 18 Single Room Occupancy (SRO) units and 370 square feet of ground floor commercial space. The project includes 18 Class 1 bicycle parking spaces in two ground floor storage rooms and one Class 2 bicycle parking space on the Valencia Street sidewalk, and a 600-square foot rear yard. Construction of the currently proposed project would occur over approximately 24 months.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input checked="" type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): PLEASE SEE ATTACHED</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Lauren Bihl
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/10/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

CEQA Impacts

Geology and Soils: A preliminary geotechnical report was prepared by Rockridge Geotechnical on 01/14/2019, confirming that the project is located on a site subject to liquefaction. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on March 13, 2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on January 9, 2020 and is required to submit a Phase II Site Assessment Work Plan.

Traffic: The department's transportation staff reviewed the proposed project on May 27, 2020 and determined that additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Although the geotechnical report stated that vibratory equipment would be necessary for compacting during foundation installation, correspondence with the project sponsor indicates that the project will not be using any such equipment and therefore construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb less than 5,000 square feet, the project sponsor would be required to implement Stormwater Best Management Practices to prevent construction site runoff discharges into the sewer systems. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on January 10, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the citywide and Mission neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Colbert Dare

Address: 497 Loring Ave., Mill Valley, CA., 94941

Email Address: codare@aol.com

Telephone: (415)310-3665

Information on the Owner of the Property Being Developed

Name: Reza Khoshnevisan

Company/Organization:

Address: 1256 Howard St., San Francisco, 94103

Email Address: reza@siaconsult.com

Telephone: (415)741-1292

Property Information and Related Applications

Project Address: 811 Valencia St., San Francisco

Block/Lot(s): 3596/099

Building Permit Application No(s): 201811156034

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

Comments and issues communicated to Planning staffs - Megan Calpin, Lauren Bihl, Kimberly Durandet and Richard Sucre. Currently communicating with project sponser John Kevlin to resolve 811 Val. blight and impact onto 805 Valencia St. 811 Val. 6 story structure plus 8' rooftop elevator blocks all sunlight into 805 Val. cental courtwell which is essential for the 6+ residential tenant's health and wellness - both physically and mentally. Furthermore, tenant's windows will face a 6 story high blank wall which feels like living in a prison cell. This only adds to tenant's depression already made bad with Covid-19. Negotiating with 811 Val. to increase lightwell from 3' x 8' to 5' x 14'.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Address and resolve 811 Val. development blight and impact onto 805 Val. central courtwell. 805 Val. residential tenants sunlight are obstructed and blocked by 811 Val. 6-story plus an 8' high rooftop elevator which will create a prison like environment to all residential units along courtwell. Residential tenant's health and wellness are being undermined and commpromised. With lost of natural sunlight, then enclosed in a claustrophobic environment, then faced against an impenetrable somewhat 50' high blight wall - tenants are subject to further depression, suffering and mental anguish conditions that were already made bad by Covid-19 and Shelter in Place - and which is expected to last to the end of 2021.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

See page 1 and item #1 this page.

Photographs to follow as needed.

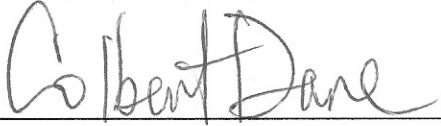
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

811 Val. enlarging its proposed 3' x 8' lightwell to 5' x 14' will partially reduce the adverse effect brought into 805 Val. central courtwell.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Colbert Dare

Signature

Name (Printed)

NA

(415)310-3665

codare@aol.com

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

October 28, 2020

Delivered by Email (david.winslow@sfgov.org)

Joel Koppel, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

**Re: 811 Valencia Street
Planning Case Number: 2018-009487
Hearing Date: November 5, 2020**

Dear President Koppel and Commissioners:

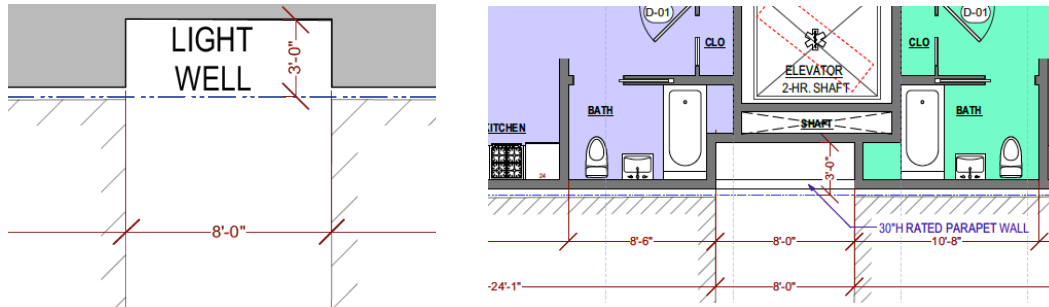
This office represents the sponsor of the project of 811 Valencia Street (the “Property”), which seeks to demolish the existing one-story commercial building at the Property and construct a new six-story, 18 SRO unit building with ground floor retail (the “Project”). Two units will be provided at affordable rents, roughly \$900/month. The Project contains a elevator, mechanical and stair penthouses on the roof, but no roof deck is provided and the elevator does not have a stop at the roof. The Project will be 55 feet in height and none of the penthouses are expected to exceed 8 feet above the roof. The Project is 100% code compliant.

A. DR Requestor’s Concerns and Project Modifications

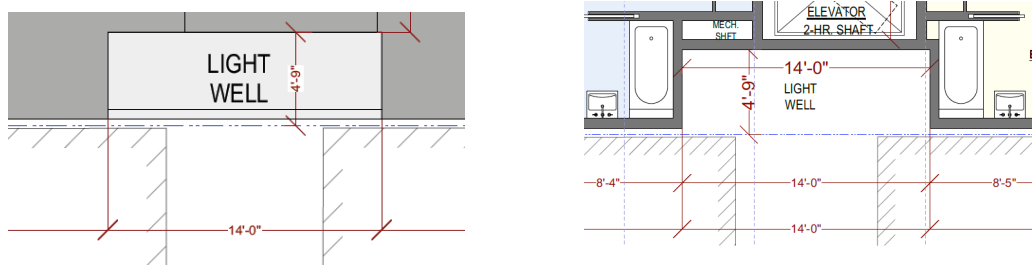
The project team have been in constant communication with the DR Requestor since the neighborhood notification period in August. It is unfortunate that a settlement has not been achieved since significant modifications to the Project have been agreed to in response to the DR Requestor’s concerns, which have been solely focused on the design of the northern-facing lightwell that is adjacent to the lightwell on the DR Requestor’s building at 805 Valencia Street. The following is an overview of the modifications that have been agreed to in response to the DR Requestor:

1. Horizontal dimension of lightwell

The Project proposes a lightwell that matches the adjacent lightwell at 805 Valencia Street. It is 3 feet deep and 8 feet wide, consistent with current Planning Department guidelines:



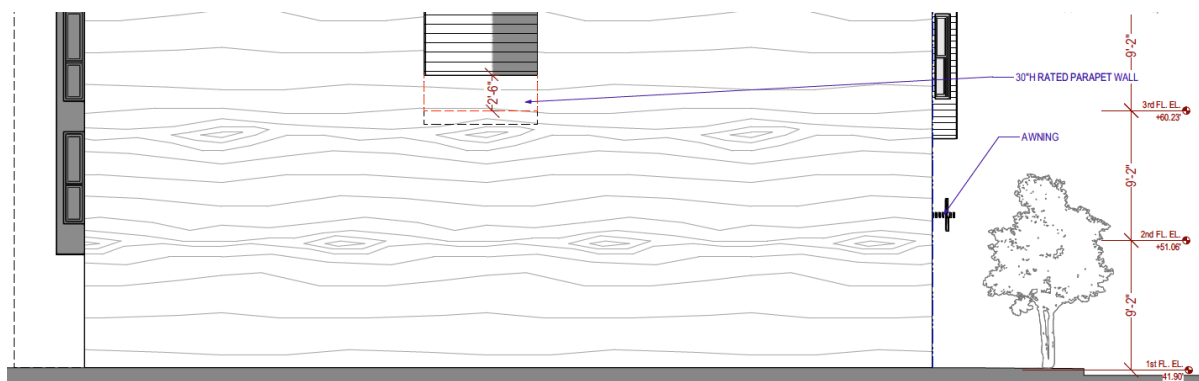
After a number of iterations, the Project Sponsor increased the size of the lightwell to 4.75 feet deep and 14 feet wide:



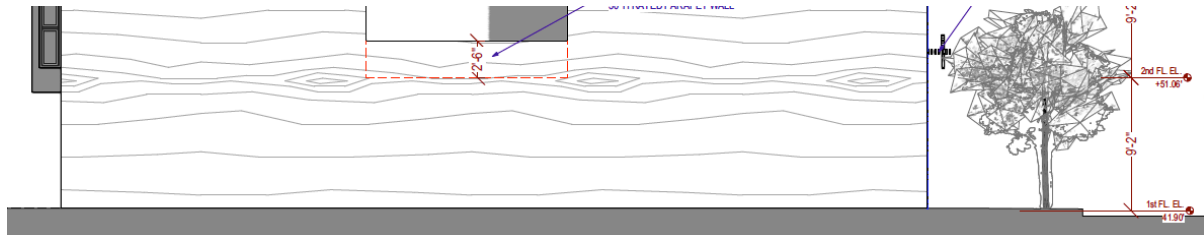
This modified lightwell is in total six feet wider than the existing lightwell at 805 Valencia Street. As the Commission knows, this lightwell is far larger than what is typically required in this context. This expansion resulted in a loss of floor area in 9 of the 18 units (already undersized SRO units). This also resulted in the loss of most of the vertical shaft area, which provides for communication of various utilities through the building. However, in the spirit of assuaging the concerns of his neighbor, the Project sponsor was willing to commit to this modification.

2. Lowest point of lightwell

As currently proposed, the Project's lightwell ends at the top of the second floor of the Project:



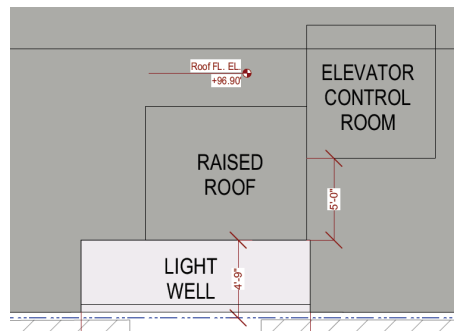
In response to the request of the DR Requestor, the Project was modified to extend the floor of the lightwell down to the top of the first floor:



3. Elevator height and elevator control room

The height of the Project's elevator penthouse is expected to comfortably be no taller than 8 feet. The Project sponsor will attempt to reduce the height to 6 feet, but cannot commit to such height since the elevator specifications and on-site conditions are not fully within the Project sponsor's control. **The DR Requestor would not accept an elevator penthouse taller than 6 feet.**

The Project sponsor did agree to move the elevator control room 5 feet inward from the edge of the lightwell:



The DR Requestor maintained a request throughout the process to either provide a 100% transparent elevator penthouse or provide a window and a skylight on the elevator penthouse. These elements would provide the DR Requestor and 805 Valencia Street virtually no benefit, and would require the project sponsor to construct the penthouse in a way that is unprecedented and is unclear whether it can even be done consistent with Code. **The DR Requestor has been unwilling to give up this request.**

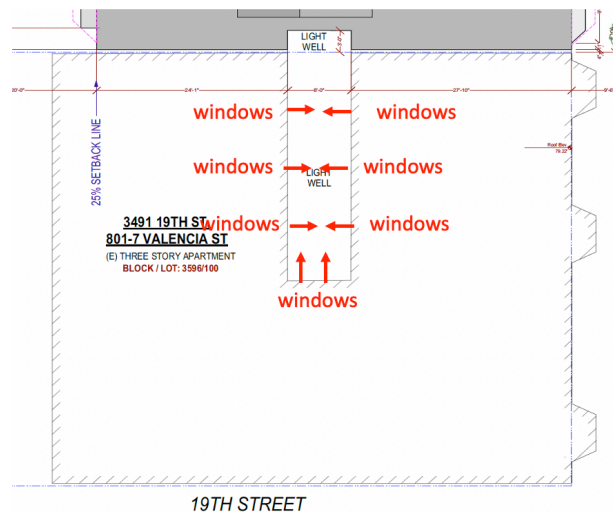
4. Lightwell materials

From early on in the negotiation process, the Project sponsor agreed to use materials that were satisfactory to the DR Requestor. Initially, this was agreed to be a light-colored material. Near the end of the negotiations, the DR Requestor asked the Project sponsor to incorporate higher-design aluminum metal sheet panels. The Project sponsor agreed to use

these materials. The DR Requestor then asked that the Project sponsor use the panels to develop a mural-type design on the lightwell, with three different paint colors, which would require skill and artistic talent outside of the scope of a typical contractor.

B. No Exceptional or Extraordinary Impact on 805 Valencia Street

The Project roof height is only 20 feet taller than 805 Valencia Street. **Importantly, only four windows at 805 Valencia Street face the Project's lightwell and those windows are roughly 30 feet away from the shared property line.** As a result, once the Project is constructed, a 45 degree sun plane angle will still be provided to the windows that face the Project's lightwell.



The Project sponsor has committed to the modifications outlined above in good faith to reach an amicable conclusion with the DR Requestor. Due to the DR Requestor's demands for modifications the Project sponsor was unable to accept, there is no settlement and the Project before the Planning Commission is what went out for neighborhood notice. We defer to the Planning Commission as to the necessity and wisdom of incorporating any of these conditions, considering their very limited benefit to the DR Requestor's property.

E. Conclusion

President Joel Koppel and Commissioners
San Francisco Planning Commission
October 28, 2020
Page 5

The Project will construct a 100% code compliant mixed-use residential building. The 18 SRO units will be naturally affordable compared to most of the housing stock, and the 2 units that are subject to the affordable housing program will rent at roughly \$900/month. The Project sponsor has worked in good faith to satisfy the DR Requestor's concerns. Unfortunately, despite significant modifications to the Project, the DR Requestor is still demanding several modifications which are unacceptable or would provide little to no benefit to his property. As a result, the Project sponsor respectfully requests the Planning Commission approve the Project.

Very truly yours,

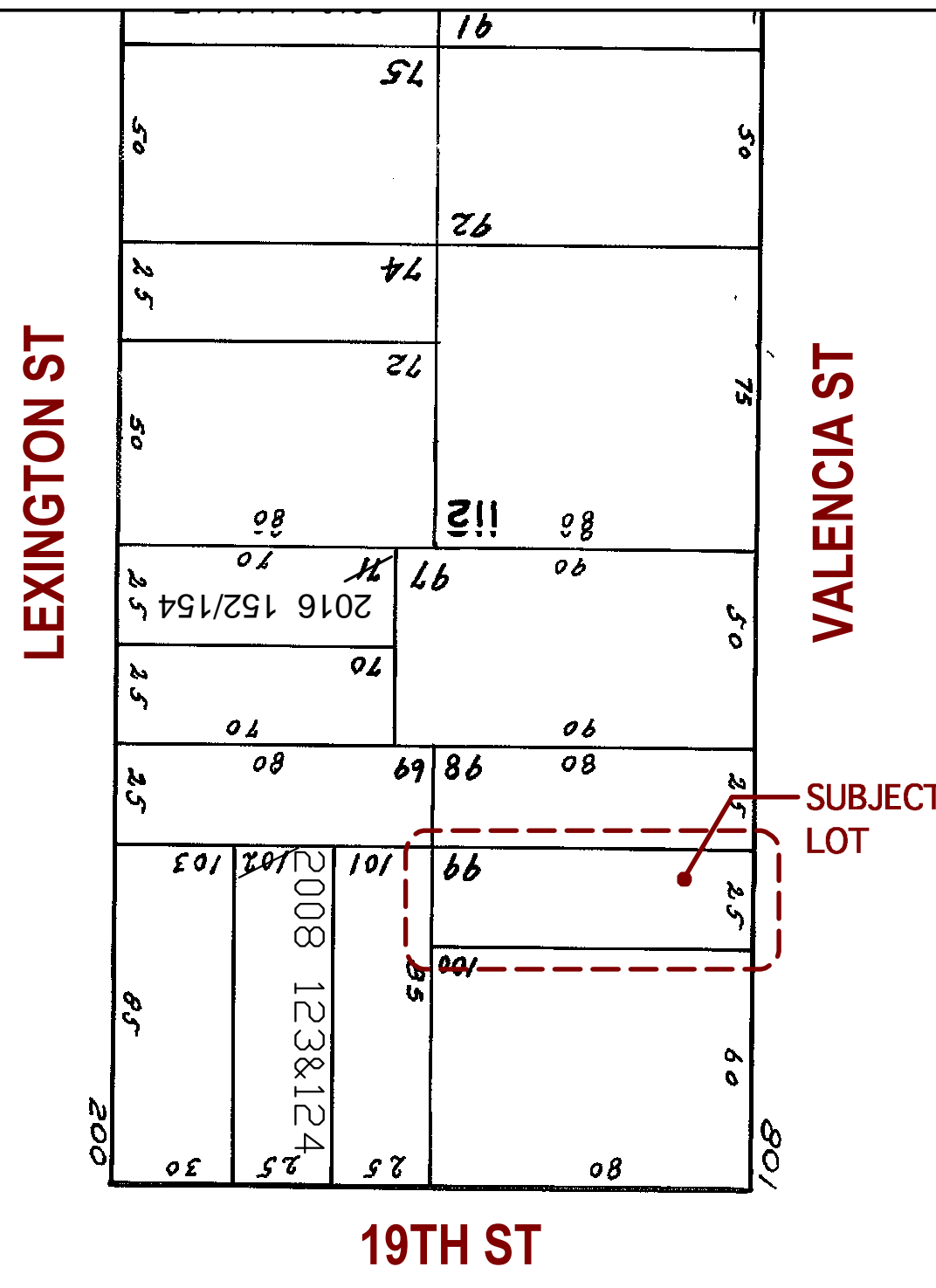
REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Susan Diamond, Commissioner
Frank Fong, Commissioner
Theresa Imperial, Commissioner

ASSESSOR'S PARCEL MAP



PROPOSED MASSING



SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A 6-STORY BUILDING AT 811 VALENCIA ST. THE PROPOSED DESIGN INCLUDES GROUND FLOOR COMMERCIAL, 18 DWELLING UNITS & A SHARED OPEN SPACE.

DRAWING INDEX

- A-0.1 COVER SHEET
- A-0.2 3-D MODEL
- A-0.3 AERIAL PHOTOS
- A-0.4 SITE PHOTOS
- A-0.5 SITE SURVEY
- A-1.1 (E) & (N) SITE PLAN
- A-2.0 (E) FLOOR PLANS AND ELEVATIONS
- A-2.1 FLOOR PLAN LEVEL 1 & 2 PLANS
- A-2.2 FLOOR PLAN LEVEL 3 - 5 & 6 PLANS
- A-2.3 ROOF PLAN / TYPICAL DETAILS
- A-3.1 FRONT & REAR ELEVATIONS
- A-3.2 RIGHT ELEVATION
- A3.3 LEFT ELEVATION
- A-4.1 BUILDING SECTION
- GPR-1.0 GREEN BUILDING CHECKLIST

PROJECT DATA

PLANNING DATA

LOT AREA: 2,000 ± S.F.
 BLOCK / LOT: 3596 / 099
 ZONING: NCT
 ALLOWABLE BUILDING HEIGHT: 55-X
 (E) BUILDING HEIGHT: 18'-4"±
 (N) BUILDING HEIGHT: 55'-0"
 (E) STORIES: 1
 (N) STORIES: 6
 (E) OCCUPANCY GROUP: M
 (N) OCCUPANCY GROUP: R2 & M

(E) GROSS S.F.: 1,951 ± S.F.

PARKING SUMMARY

CLASS I BICYCLE PARKING: 19 BICYCLE PARKING (ONE PER DWELLING)
 CLASS II BICYCLE PARKING: 2 @ SIDE WALK (ONE PER EVERY 20 UNITS)

BMR UNITS

TBD: TBD (AS REQUIRED BY SF REGULATIONS)

CONSTRUCTION TYPE TYPE "V-A" / "III-A"

APPLICABLE CODES 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS

PROJECT NAME

811 Valencia St.
 San Francisco, CA 94110



SHEET TITLE

Cover Sheet

GROSS FLOOR AREA DATA BREAKDOWN (GSF)

LEVEL	COMMERCIAL	RESIDENTIAL	CIRCULATION	STORAGE UTILITY BIKE	TOTAL
1ST FLOOR	379 S.F.	-	702 S.F.	283 S.F.	1,364 S.F.
2ND FLOOR	158 S.F.	545 S.F.	171 S.F.	-	874 S.F.
3RD FLOOR	-	1,097 S.F.	214 S.F.	-	1,311 S.F.
4TH FLOOR	-	1,097 S.F.	214 S.F.	-	1,311 S.F.
5TH FLOOR	-	1,097 S.F.	214 S.F.	-	1,311 S.F.
6TH FLOOR	-	1,069 S.F.	214 S.F.	-	1,283 S.F.
TOTAL	537 S.F.	4,905 S.F.	1,729 S.F.	283 S.F.	7,454 S.F.

RESIDENTIAL UNIT MATRIX

FLOOR LEVEL	UNIT TYPE	TOTAL # OF UNIT	COMMON OPEN SPACE
1ST FLOOR	SRO	0	600 S.F.
2ND FLOOR	SRO	2	0 S.F.
3RD FLOOR	SRO	4	0 S.F.
4TH FLOOR	SRO	4	0 S.F.
5TH FLOOR	SRO	4	0 S.F.
6TH FLOOR	SRO	4	0 S.F.
ROOF	-	0	-
TOTAL		18 UNITS	600 S.F.
OPEN SPACE	REQUIRED:	18 x 100 = 1,800/3 = 600 S.F.	
	PROVIDED:	600 S.F.	

NOTE:
 AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
DRAWN		A.A.
CHECKED		R.K.
DATE		05/31/2018
REVISED DATE		01/06/2020
JOB NO.		17-1771
SHEET NO.		A-0.1

1 2 3 4 5 6 7 8 9 10

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

3-D Model

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

DATE 05/31/2018

REVISED DATE 01/06/2020

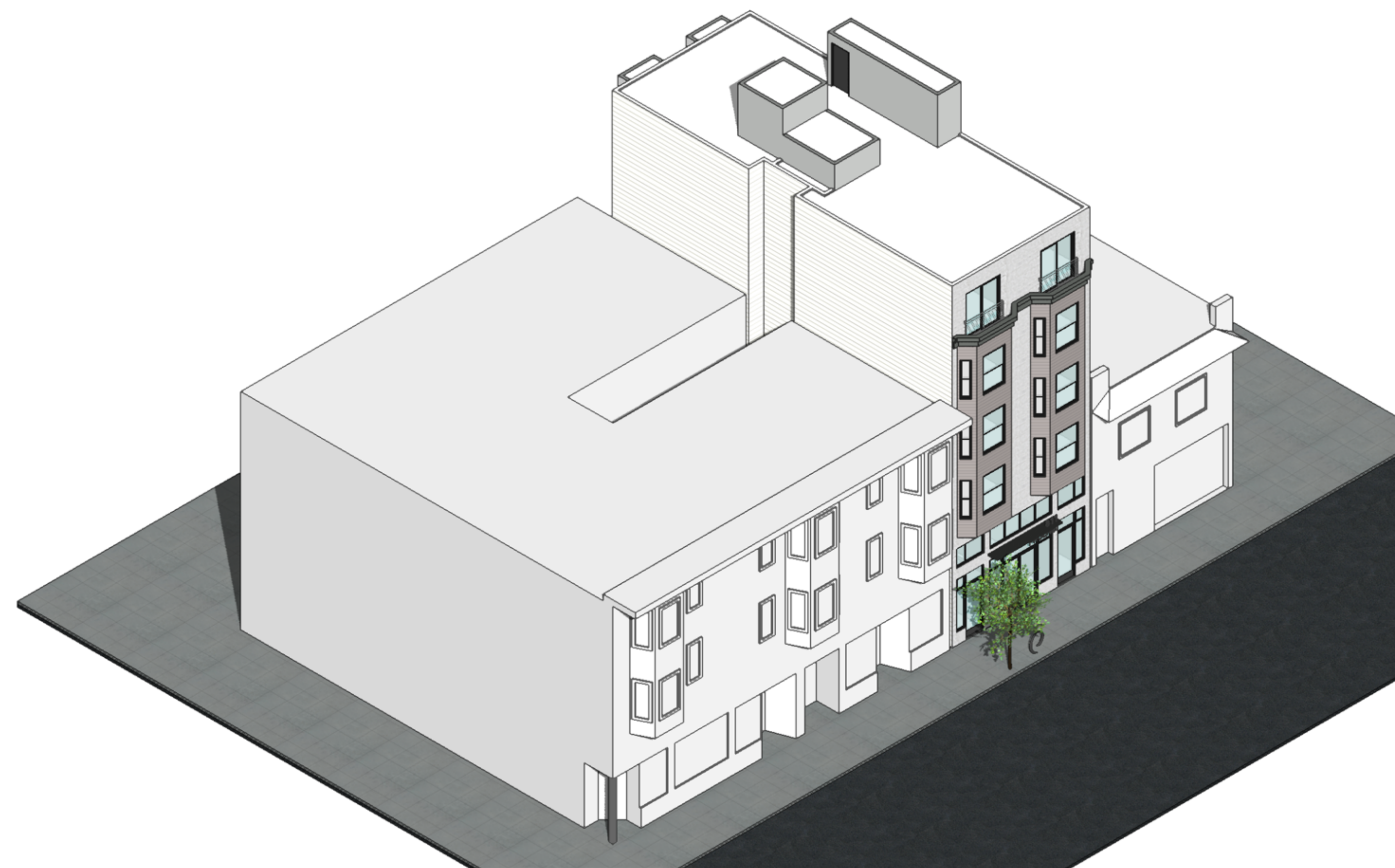
JOB NO. 17-1771

SHEET NO.

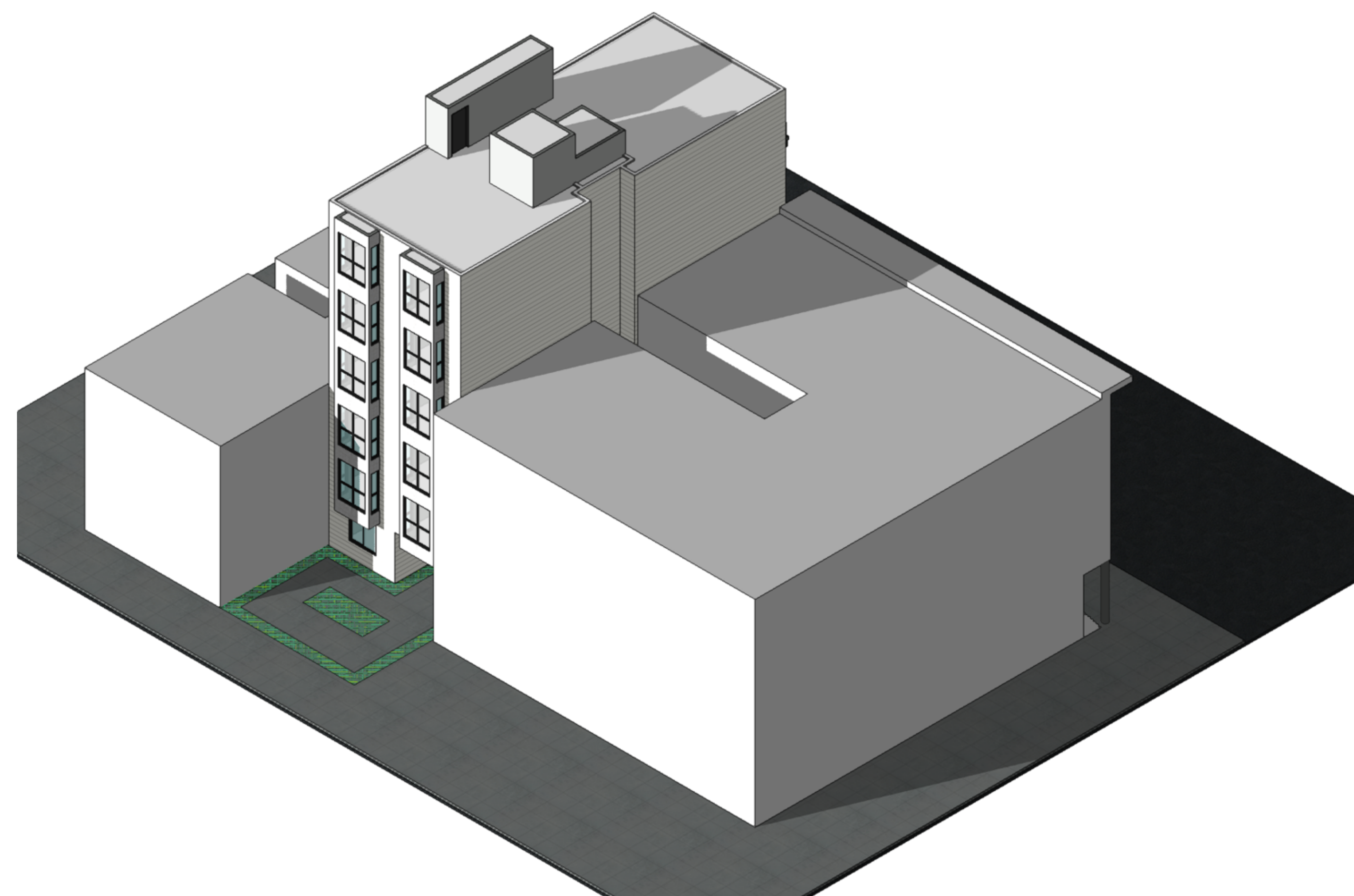
A-0.2



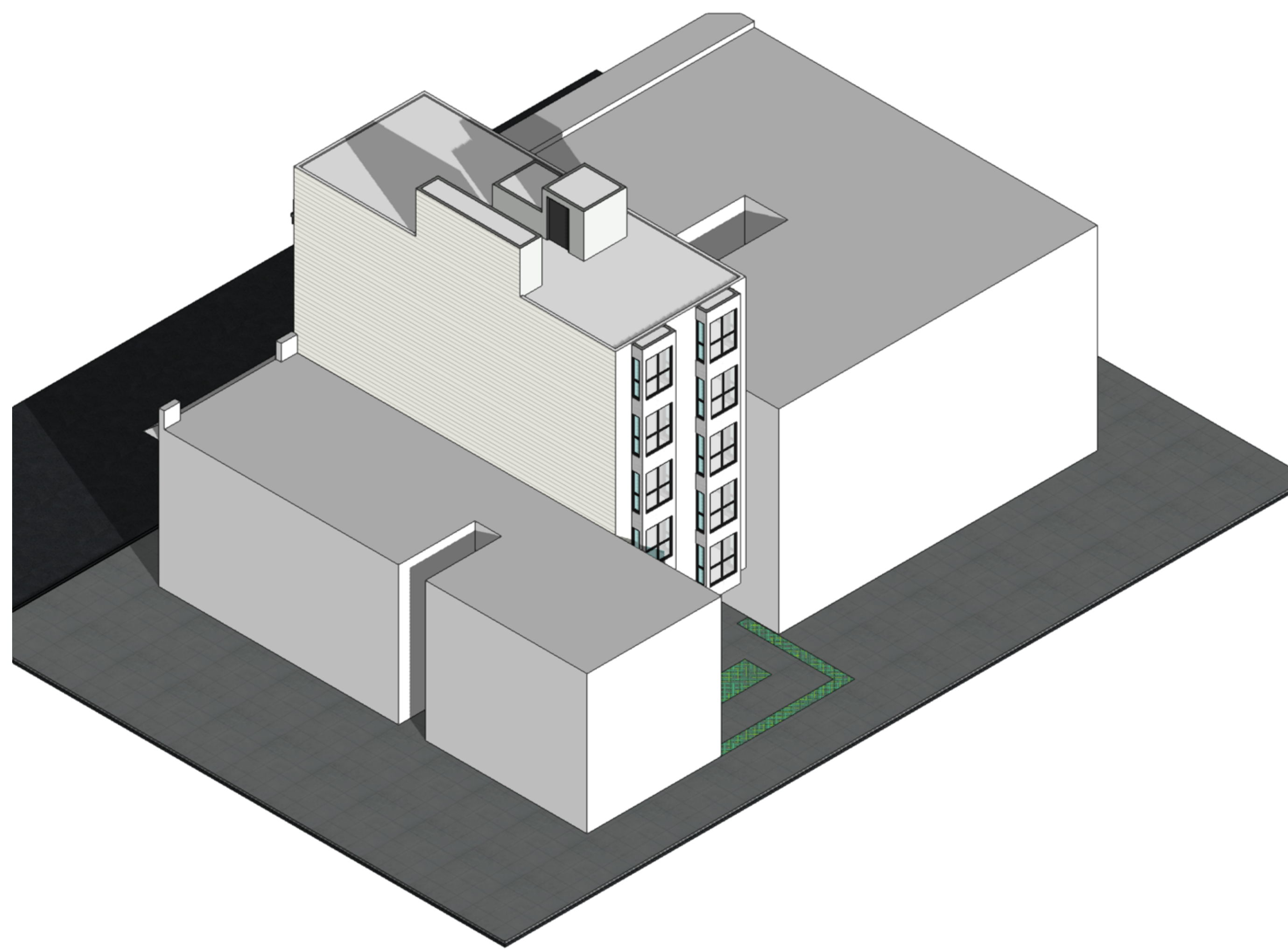
PROPOSED FACADE ISOMETRIC VIEW



PROPOSED FACADE ISOMETRIC VIEW



PROPOSED REAR ISOMETRIC VIEW



PROPOSED REAR ISOMETRIC VIEW

1 2 3 4 5 6 7 8 9 10

A
B
C
D
E
F

A
B
C
D
E
F

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Aerial Photos



Aerial Block Photo



Aerial Photo

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	05/31/2018
------	------------

REVISED DATE	01/06/2020
--------------	------------

JOB NO.	17-1771
---------	---------

SHEET NO.	A-0.3
-----------	-------

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110

A

A



PROPERTY TO THE LEFT OF SUBJECT PROPERTY



SUBJECT PROPERTY



PROPERTY TO THE RIGHT OF SUBJECT PROPERTY



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Site Photos

D

D



PROPERTY ACROSS FROM SUBJECT PROPERTY



PROPERTY ACROSS FROM SUBJECT PROPERTY



PROPERTY ACROSS FROM SUBJECT PROPERTY

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	05/31/2018
------	------------

REVISED DATE	01/06/2020
--------------	------------

JOB NO.	17-1771
---------	---------

SHEET NO.	A-0.4
-----------	-------

A-0.4

F

F

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

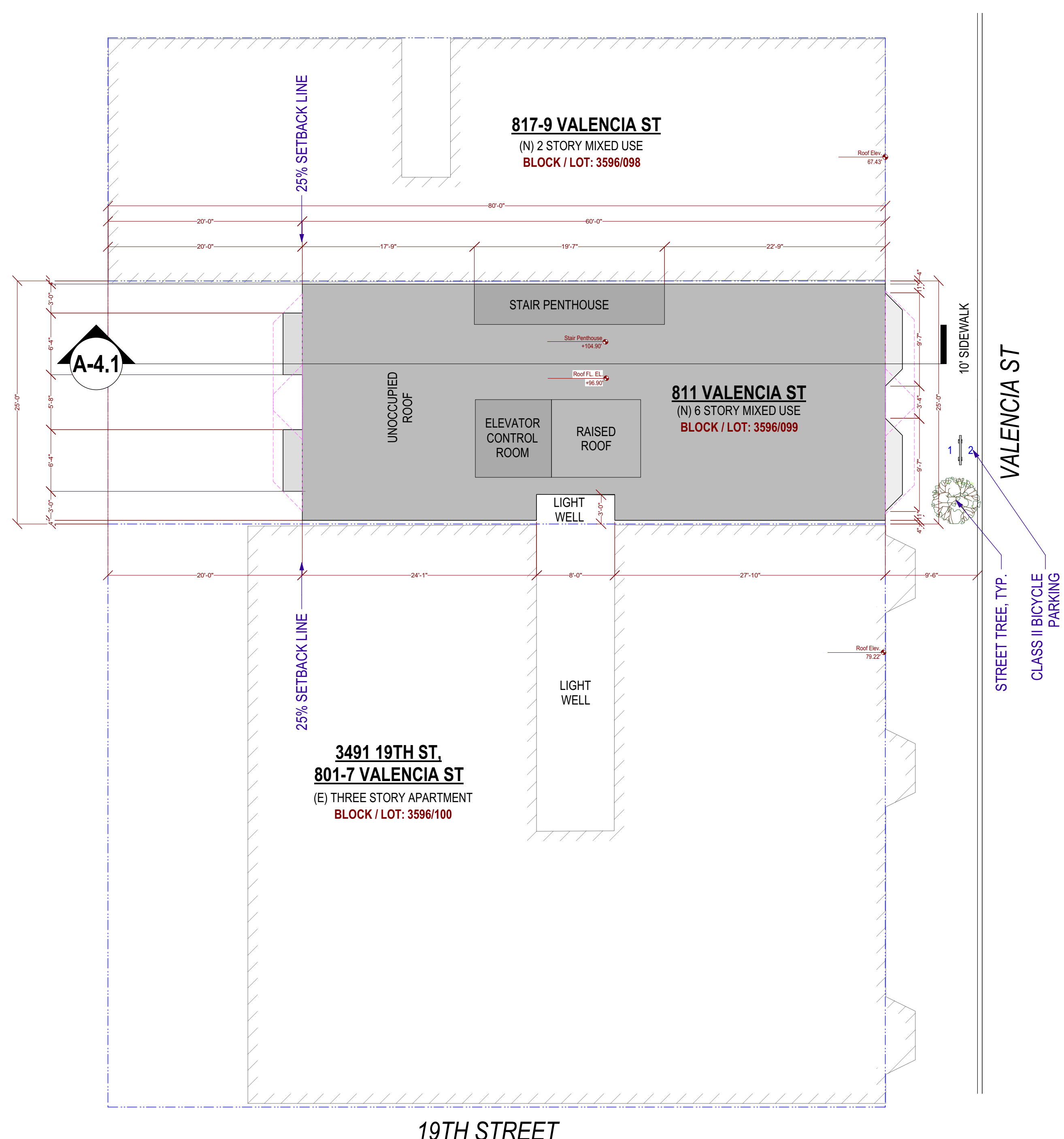
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

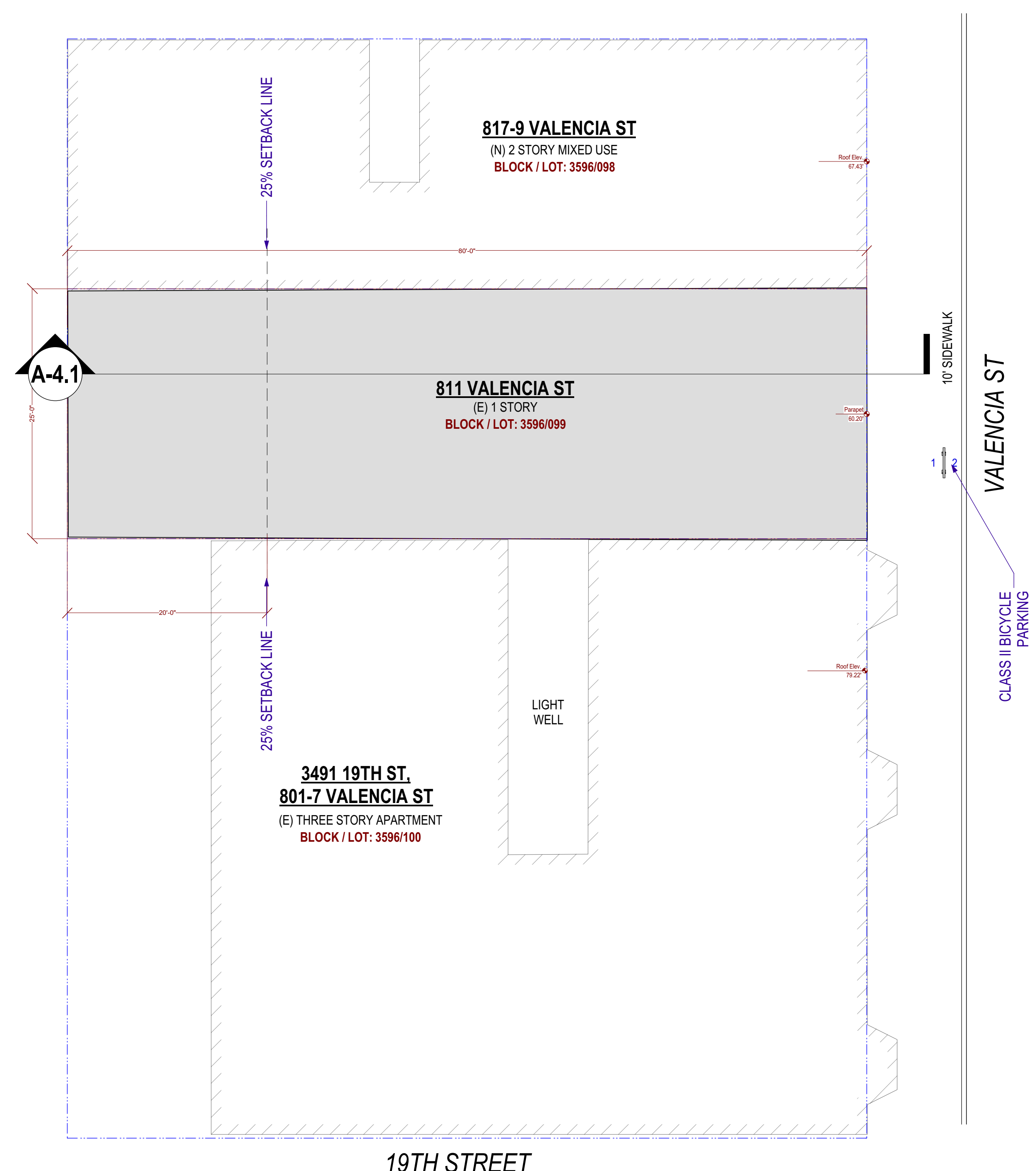
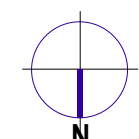
SHEET NO.

A-1.1



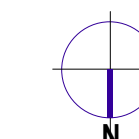
Proposed Site Plan

1/8" = 1'-0"



Existing Site Plan

1/8" = 1'-0"



BLOCK / LOT: 3596/099

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS:

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

(E)/Demo Flr
Plans and
Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

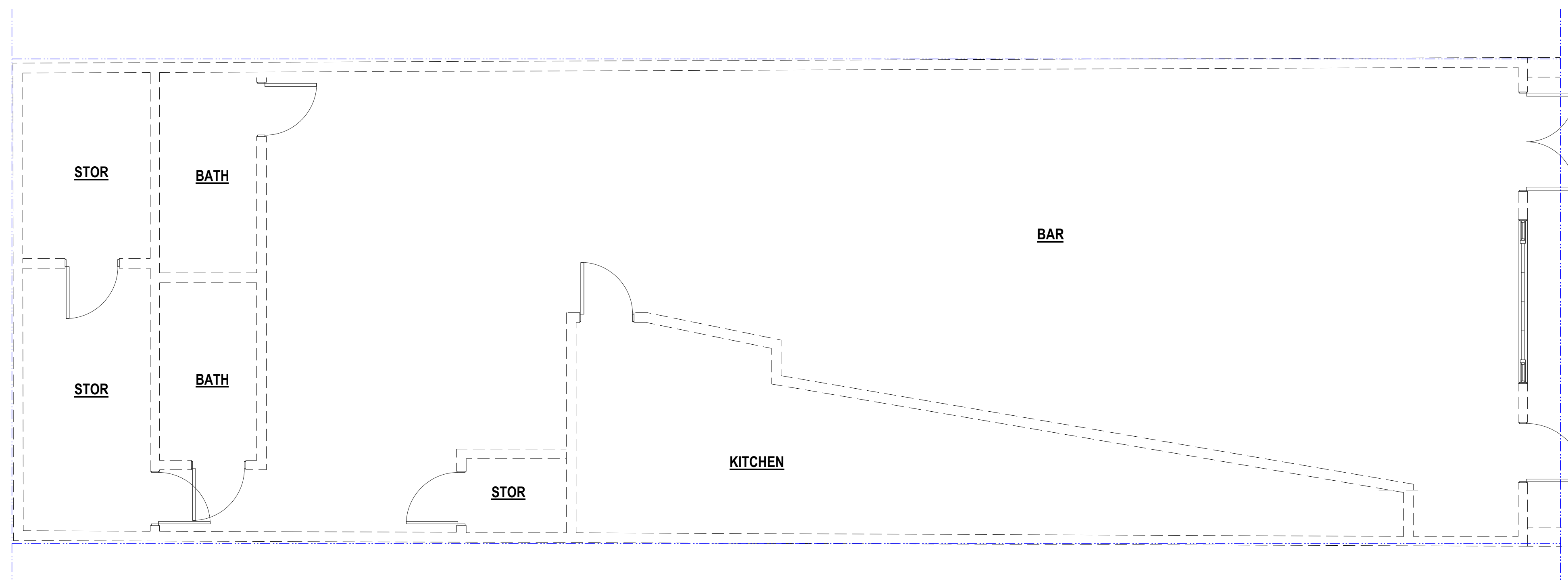
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

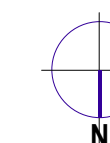
SHEET NO.

A-2.0



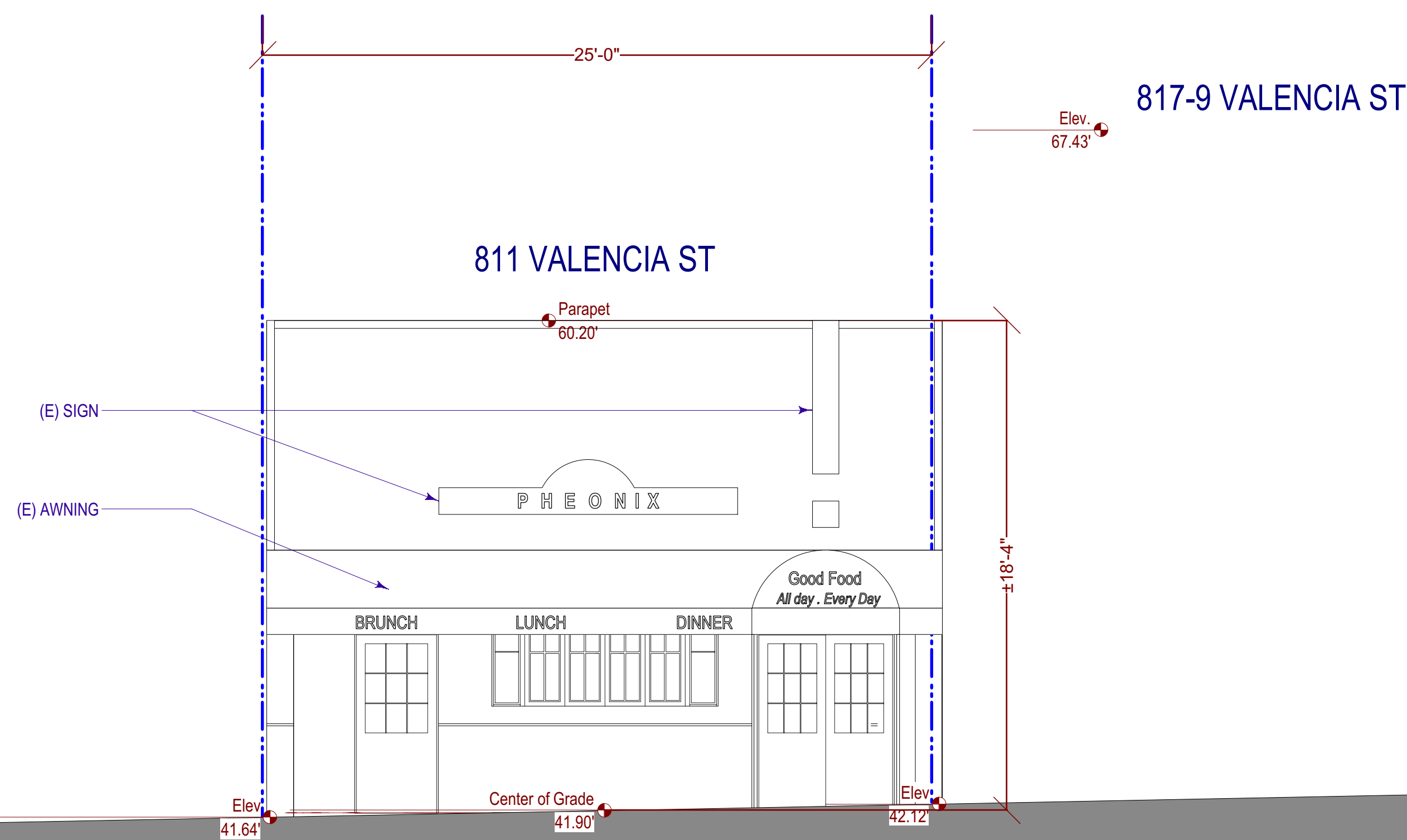
(E) First Floor Plan

1/4" = 1'-0"



3491 19TH ST
801-7 VALENCIA ST

Elev. 79.22'



817-9 VALENCIA ST

Elev. 67.43'

811 VALENCIA ST

Parapet 60.20'

(E) SIGN

(E) AWNING

Elev. 41.64'

Center of Grade 41.90'

Elev. 42.12'

(E) West Elevation (Valencia Street)

1/8" = 1'-0"

1

2

3

4

5

6

7

8

9

10

A

A

B

B

C

C

D

D

E

E

F

F

1

2

3

4

5

6

7

8

9

10

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Levels 1 & 2 Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

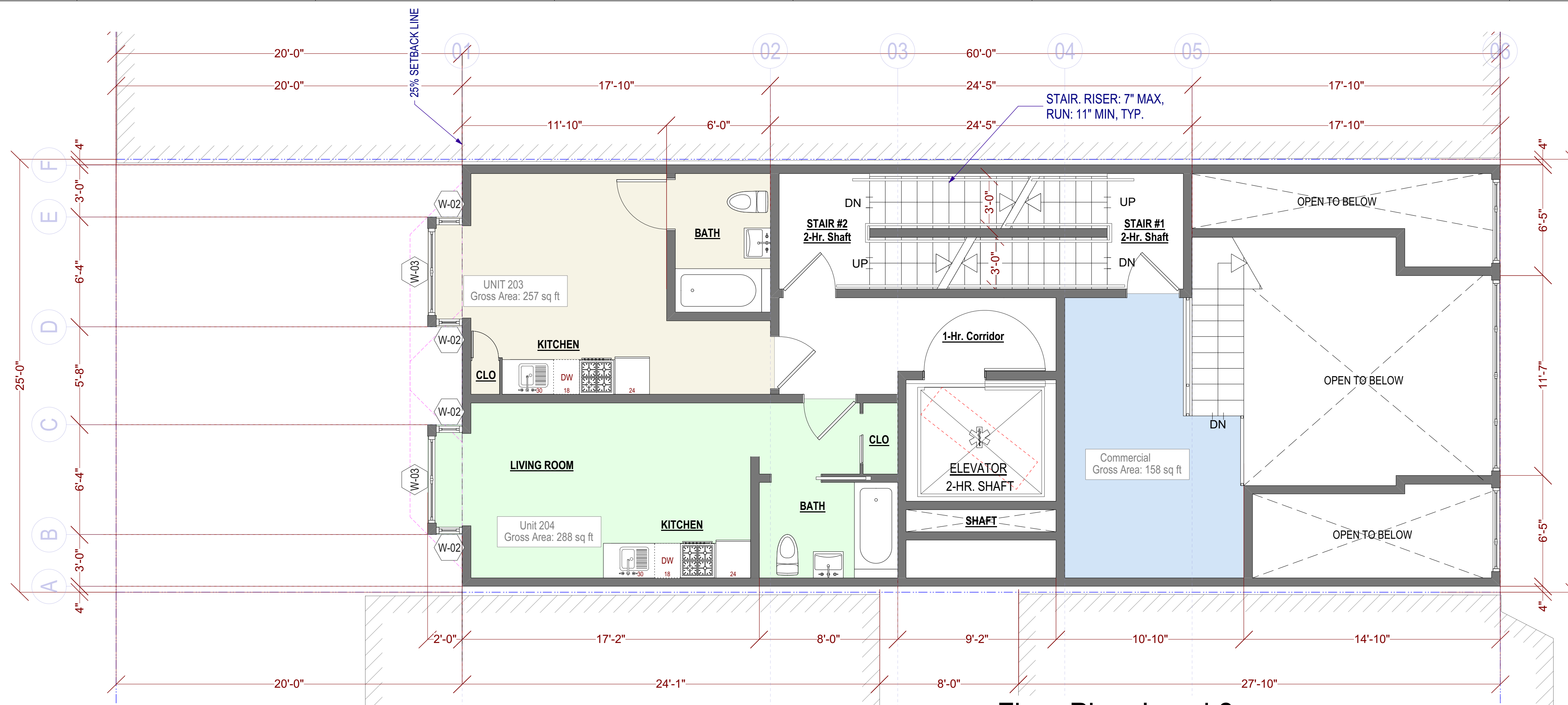
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

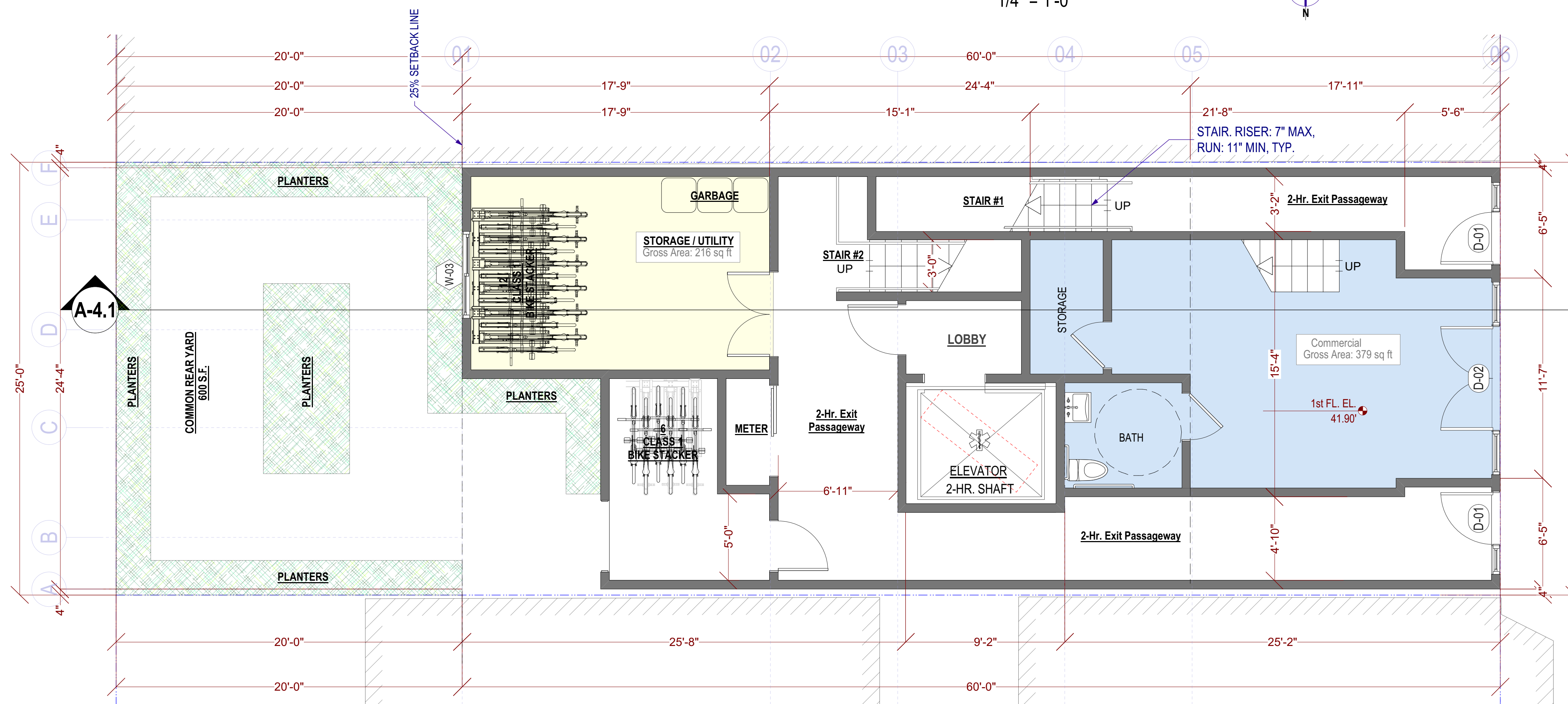
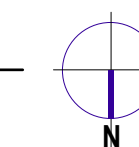
SHEET NO.

A-2.1



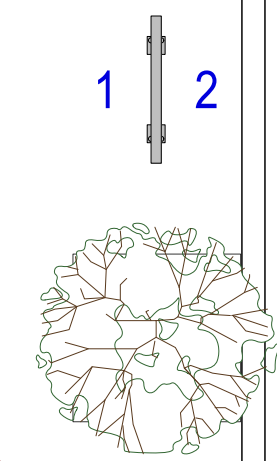
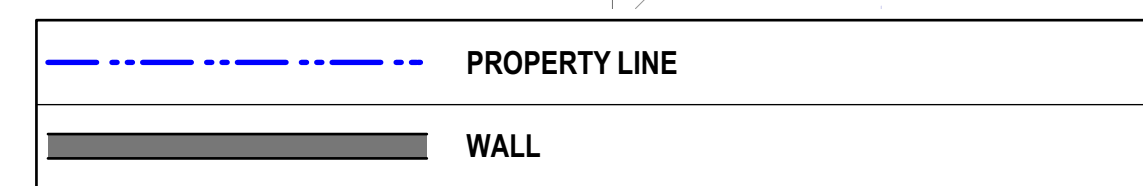
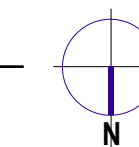
Floor Plan: Level 2

1/4" = 1'-0"



Floor Plan: Level 1

1/4" = 1'-0"



VALENCIA ST



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Levels 3 - 5 & 6
Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN A.A.

CHECKED R.K.

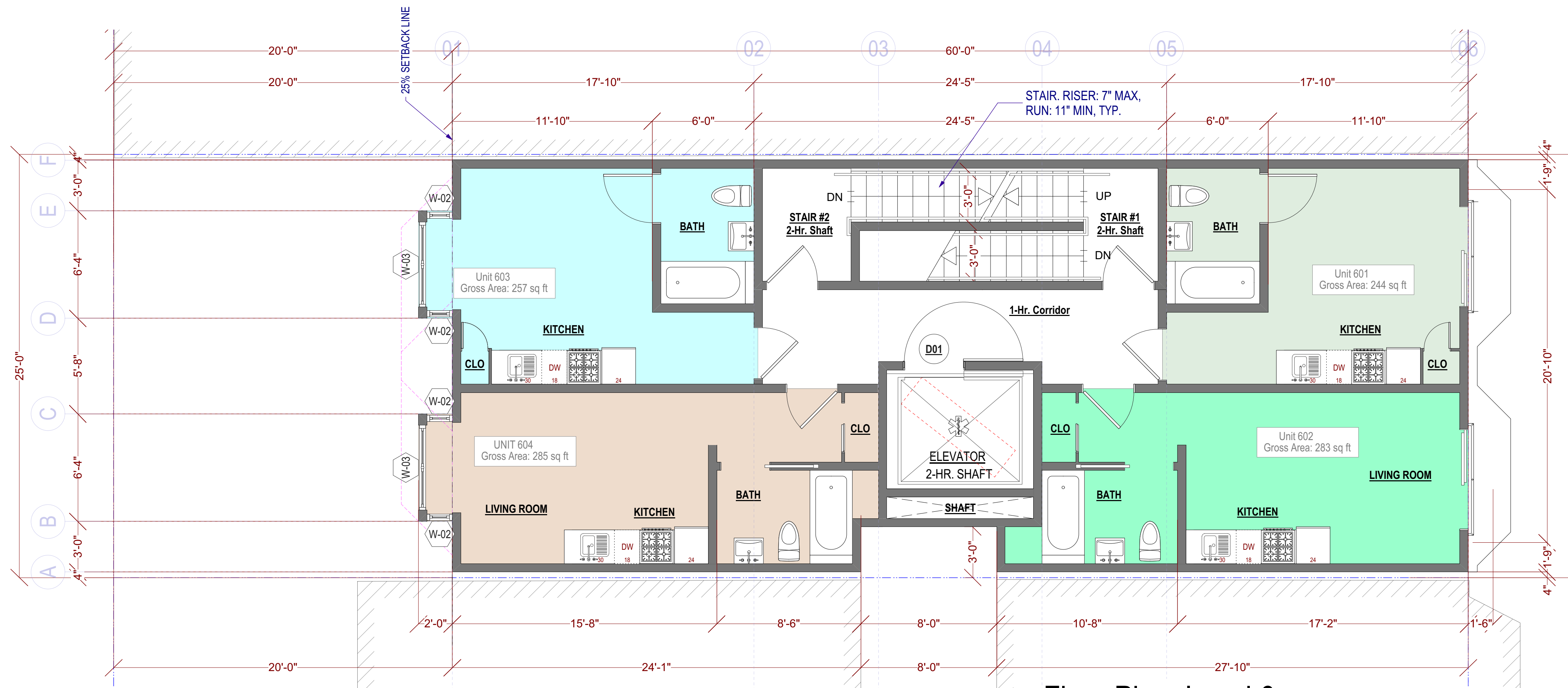
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

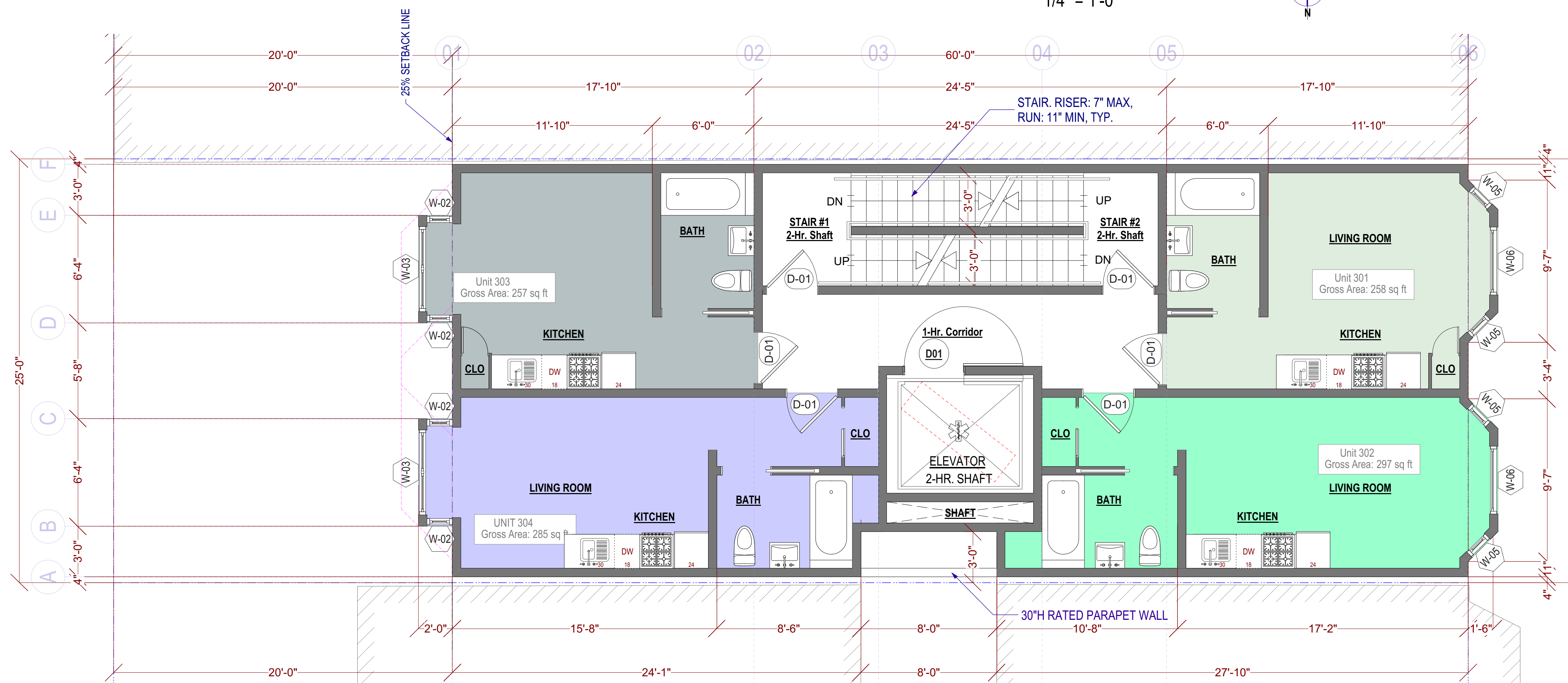
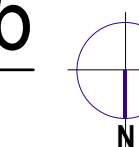
SHEET NO.

A-2.2



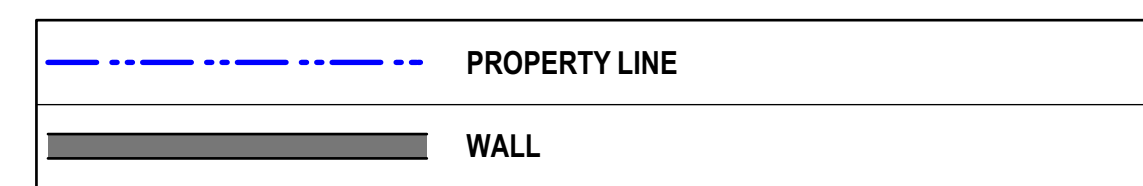
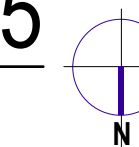
Floor Plan: Level 6

1/4" = 1'-0"



Floor Plan: Level 3 - 5

1/4" = 1'-0"



VALENCIA ST

VALENCIA ST

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

**Roof Plan /
Typical Detail**

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

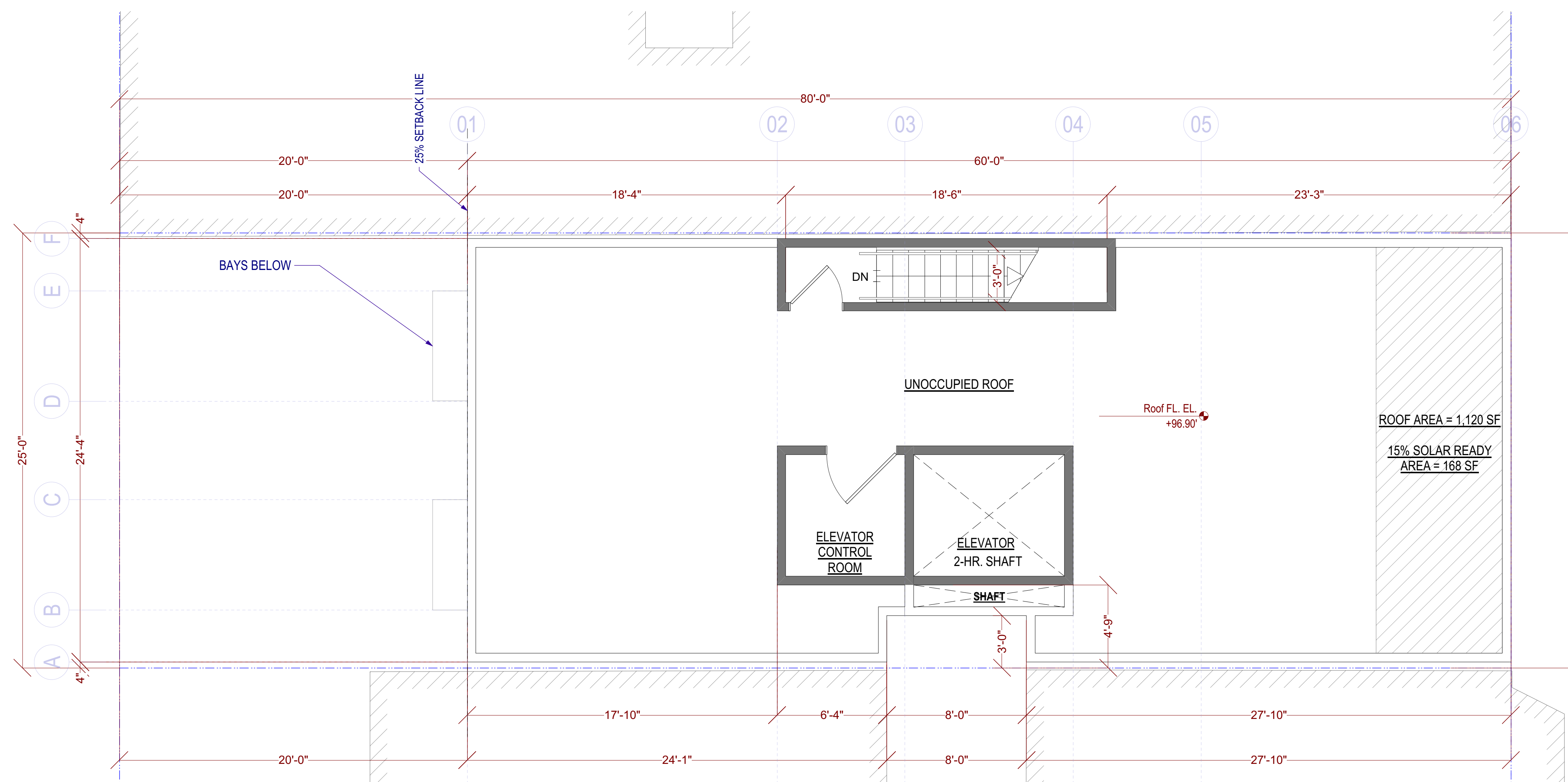
DATE 05/31/2018

REVISED DATE 01/06/2020

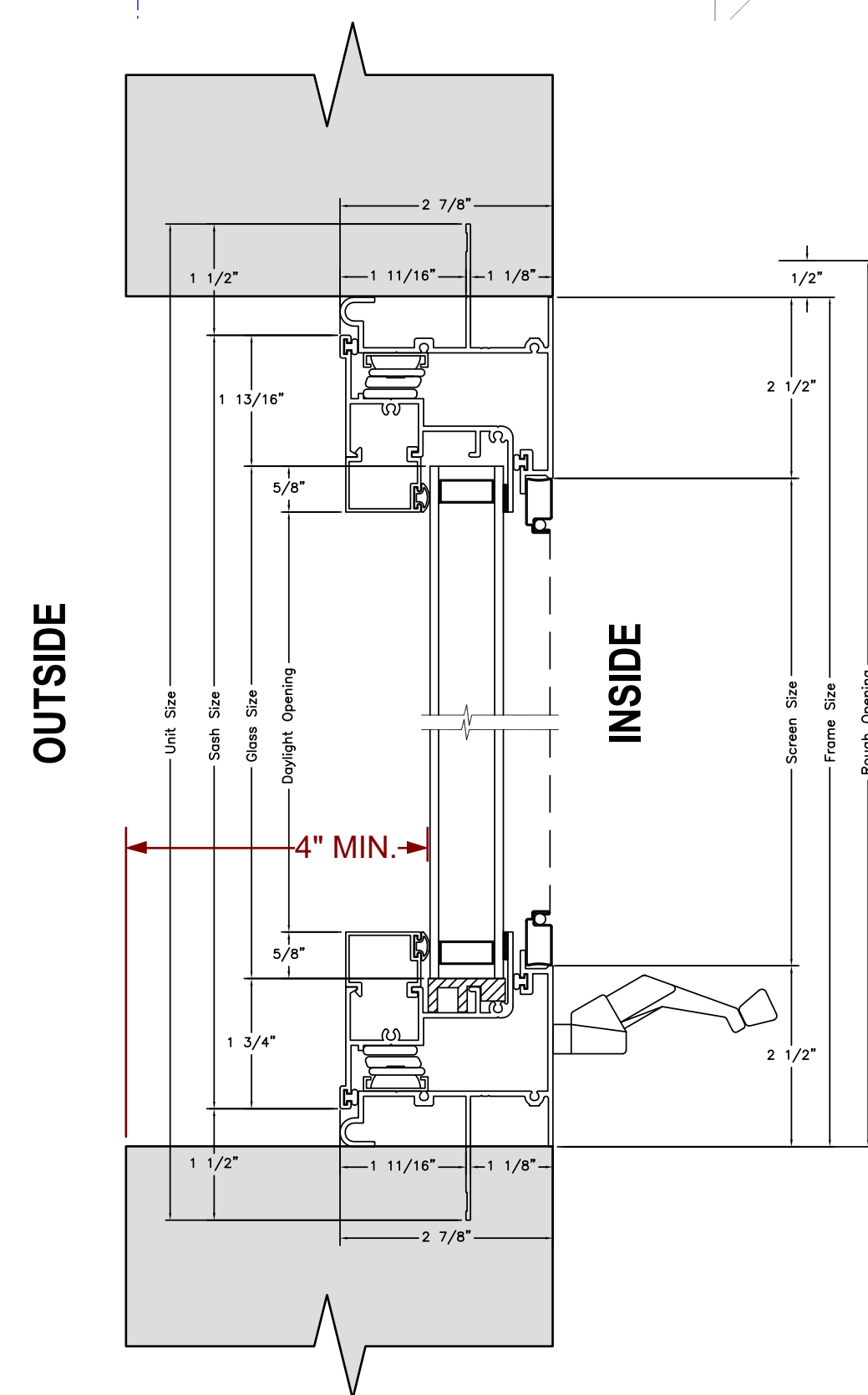
JOB NO. 17-1771

SHEET NO.

A-2.3



Roof Plan
1/4" = 1'-0"



Windows Typical Detail
N.T.S.



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Front & Rear Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

A-3.1

PROPERTY LINE

811 VALENCIA ST

811 VALENCIA ST

3491 19TH ST
801-7 VALENCIA ST

3491 19TH ST
801-7 VALENCIA ST

817-9 VALENCIA ST

817-9 VALENCIA ST

WOOD SIDING
SMOOTH STUCCO
DOUBLE GLAZED ALUMINUM WINDOWS, TYP.

ARCHITECTURAL GRADE STUCCO, LIGHT GRAY, TYP.
CORNICE
HORIZONTAL WOOD SIDING, TYP.

DBL. GLZ. ALUM. WOOD CLAD WIN, TYP.

AWNING

Rear Elevation

1/4" = 1'-0"

Front Elevation

1/4" = 1'-0"

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Right Elevation

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

DATE 05/31/2018

REVISED DATE 01/06/2020

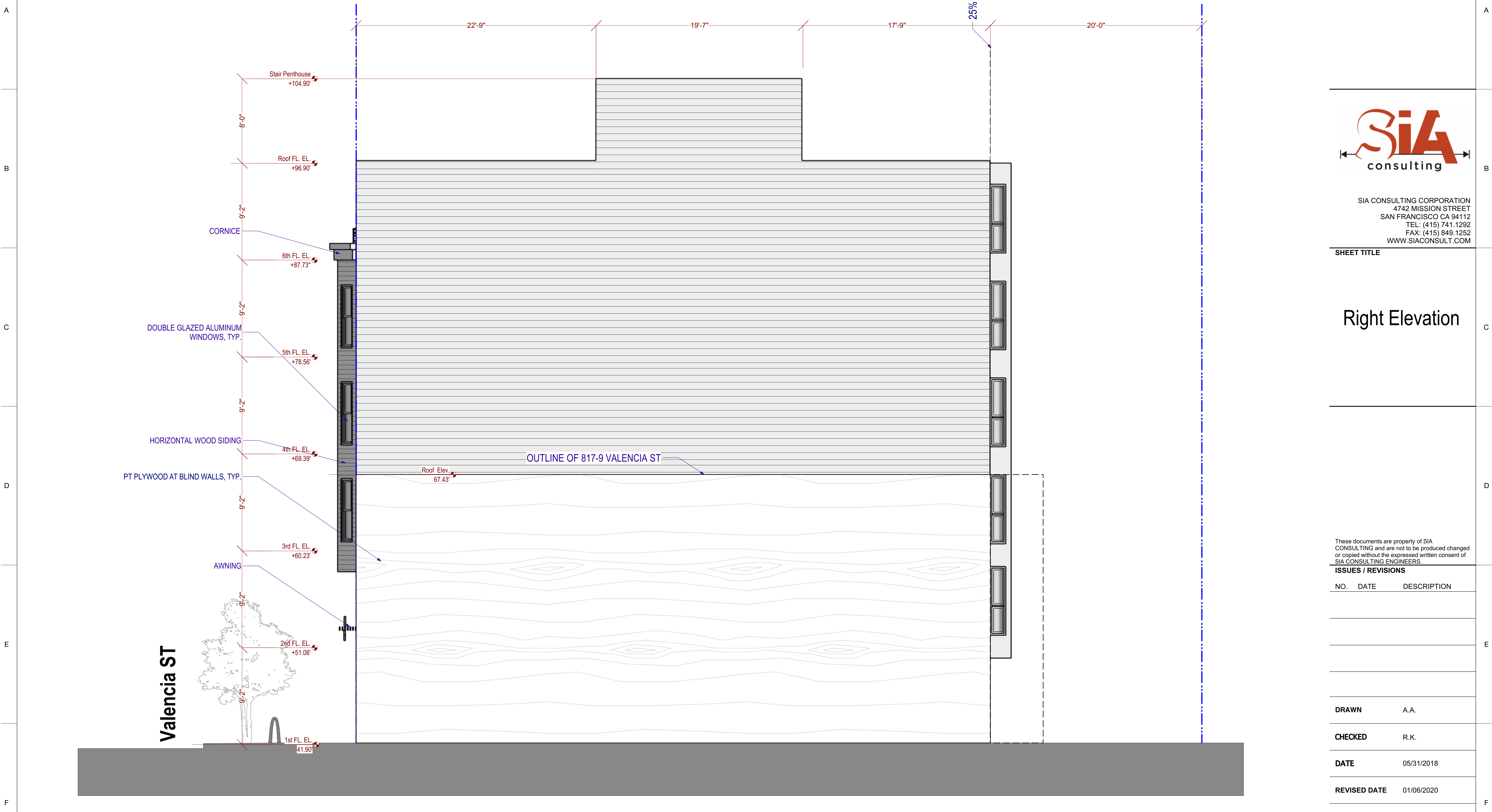
JOB NO. 17-1771

SHEET NO.

A-3.2

PROPERTY LINE

25% SETBACK LINE



Valencia St

OUTLINE OF 817-9 VALENCIA ST

Right Elevation
1/4" = 1'-0"

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Left Elevation

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

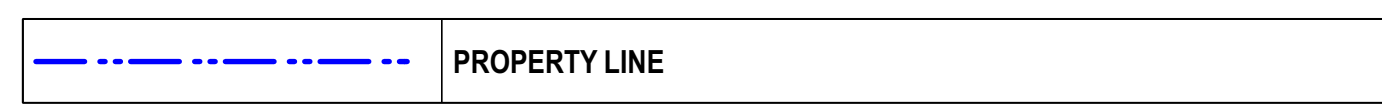
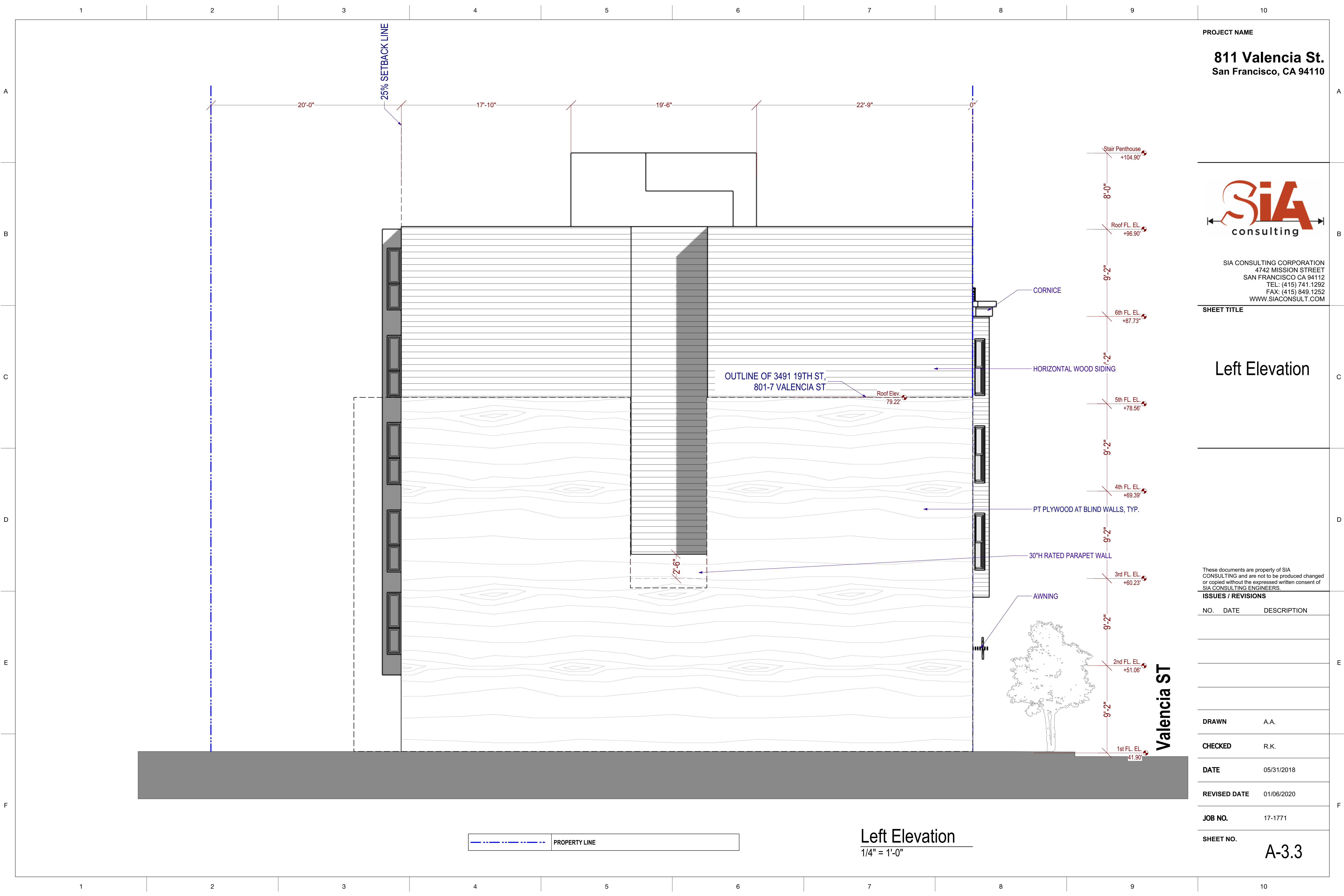
DATE 05/31/2018

REVISED DATE 01/06/2020

JOB NO. 17-1771

SHEET NO.

A-3.3



Left Elevation
1/4" = 1'-0"

PROJECT NAME

811 Valencia St.
San Francisco, CA 94110



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Section

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	A.A.
-------	------

CHECKED	R.K.
---------	------

DATE	05/31/2018
------	------------

REVISED DATE	01/06/2020
--------------	------------

JOB NO.	17-1771
---------	---------

SHEET NO.

A-4.1

PROPERTY LINE

25% LINE

02

03

04

05

06

80'-0"

20'-0" 60'-0"

Stair Penthouse
+104.90'

Roof FL. EL.
+96.90'

6th FL. EL.
+87.73'

5th FL. EL.
+78.56'

4th FL. EL.
+69.39'

3rd FL. EL.
+60.23'

2nd FL. EL.
+51.06'

1st FL. EL.
41.90'

UNOCCUPIED DECK

UNIT 603

BATH

1 HR. CORR.

BATH

UNIT 201

UNIT 503

BATH

1 HR. CORR.

BATH

UNIT 501

UNIT 403

BATH

1 HR. CORR.

BATH

UNIT 401

UNIT 303

BATH

1 HR. CORR.

BATH

UNIT 301

UNIT 203

BATH

1 HR. CORR.

COMMERCIAL

STORAGE

**2-HR
EXIT
PASSAGEWAY**

LOBBY

COMMON REAR YARD

Valencia ST

EXCAVATION CALC:

AREA: 1,461 S.F.
MAX DEPTH: 24"
AMOUNT: 109 C.Y.

Section A


1/4" = 1'-0"

GS1: San Francisco Green Building Site Permit Submittal Form

PROJECT NAME
811 Valencia St.
San Francisco, CA 94110

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	811 VALENCIA PROJECT NAME
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT			LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	3596/099 BLOCK/LOT	
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.											811 VALENCIA ST. ADDRESS		
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.											R-2 / M PRIMARY OCCUPANCY		
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).			4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	± 7,454 S.F. GROSS BUILDING AREA	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).					LEED WEC2 (2 pts)							DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.			n/r			n/r	n/r	n/r	n/r	n/r	SHEET TITLE GREEN CHECKLIST		
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.													These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).			n/r	n/r			n/r	n/r					
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.												DRAWN A.A. CHECKED R.K. DATE 05/31/2018 REVISED DATE 01/06/2020 JOB NO. 17-1771	
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.				≤10 floors			n/r	n/r	n/r	n/r	SHEET NO. GPR-1.0		
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).			n/r	n/r			n/r	n/r	n/r	n/r			
	COMMISSIONING (Cx)	CALGreen 5.410.2-5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.			n/r	n/r	LEED EAc1 opt. 1		n/r	n/r					
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.			SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added		
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.			n/r	n/r			n/r	n/r			if >10 stalls added		
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.						applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r			
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.													
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.138	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.				75% diversion	75% diversion					75% diversion			
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.					n/r	n/r			n/r	n/r	n/r		
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.					n/r	n/r			n/r	n/r	n/r		
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.			n/r	n/r			n/r	n/r					
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.			n/r	n/r			n/r	n/r					
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.													
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.													
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.							if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope		
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.			if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope		
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.							n/r	n/r					
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1.3 & 5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.													
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.			if applicable	if applicable			if applicable	n/r					
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.			n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r		
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.					n/r	n/r	if applicable	if applicable	n/r	n/r	n/r		
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.					n/r	n/r			n/r	n/r	n/r		
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.					n/r	n/r			n/r	n/r	n/r		
	CAPILLARY BREAK SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.					n/r	n/r			n/r	n/r	n/r		
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.					n/r	n/r			n/r	n/r	n/r		
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).					n/r	n/r			n/r	n/r	n/r		



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 649.1252
WWW.SIACONSULT.COM

SHEET TITLE

GREEN CHECKLIST

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.
CHECKED R.K.
DATE 05/31/2018
REVISED DATE 01/06/2020
JOB NO. 17-1771

SHEET NO. GPR-1.0